

Chatham Twp.

September 2016 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	15H Heritage Drive	TwnIntUn	2	1.0	29	\$299,000	\$299,000	\$296,000	99.00%	\$282,700	1.05
2	14H Heritage Drive	OneFloor	1	1.1	68	\$369,000	\$358,000	\$349,000	97.49%	\$300,000	1.16
3	68 Canterbury Road	TwnIntUn	2	1.1	19	\$399,000	\$399,000	\$401,000	100.50%	\$390,000	1.03
4	665 Fairmount Avenue	Ranch	3	2.1	49	\$600,000	\$600,000	\$545,000	90.83%	\$564,900	0.96
5	20 Cedar Lane	CapeCod	3	2.1	19	\$565,000	\$565,000	\$550,000	97.35%	\$442,400	1.24
6	516 River Road	Ranch	3	2.2	60	\$679,000	\$679,000	\$675,000	99.41%	\$515,300	1.31
7	485 Fairmount Avenue	Ranch	4	3.0	82	\$835,000	\$785,000	\$775,000	98.73%	\$554,000	1.40
8	56 Johnson Drive	Colonial	5	2.2	110	\$799,000	\$799,000	\$780,000	97.62%	\$861,100	0.91
9	225 Southern Boulevard	Colonial	4	2.1	104	\$950,000	\$899,000	\$843,000	93.77%	\$746,700	1.13
10	86 Sunset Drive	Colonial	4	2.1	87	\$899,000	\$899,000	\$862,500	95.94%	\$834,100	1.03
11	282 Lafayette Avenue	Colonial	5	2.1	55	\$1,079,000	\$999,900	\$962,500	96.26%	\$868,600	1.11
12	127 Candace Lane	Colonial	5	2.1	113	\$1,175,000	\$1,100,000	\$1,055,503	95.95%	\$935,900	1.13
13	45 Pine Street	Colonial	5	3.1	44	\$1,299,000	\$1,185,000	\$1,200,000	101.27%	\$1,104,600	1.09
14	732 Fairmount Avenue	Colonial	5	5.1	215	\$1,469,000	\$1,399,999	\$1,399,999	100.00%		
15	16 Sterling Drive	TwnIntUn	3	5.0	72	\$1,495,000	\$1,495,000	\$1,435,000	95.99%	\$1,224,100	1.17
16	7 Whitman Drive	Colonial	6	5.1	72	\$2,595,000	\$2,495,000	\$2,400,000	96.19%	\$2,112,500	1.14
17	90 Highland Avenue	Colonial	7	6.1	20	\$2,549,000	\$2,549,000	\$2,500,000	98.08%		
18	57 Rolling Hill Drive	Colonial	6	6.1	140	\$2,875,000	\$2,750,000	\$2,650,000	96.36%		
AVERAGE					75	\$1,162,778	\$1,125,328	\$1,093,306	97.26%		1.12

"ACTIVE" LISTINGS IN CHATHAM TWP

Number of Units: 63
Average List Price: \$1,455,006
Average Days on Market: 65

"UNDER CONTRACT" LISTINGS IN CHATHAM TWP

Number of Units: 22
Average List Price: \$934,800
Average Days on Market: 50

Chatham Twp. 2016 Year to Date Market Trends

	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	82	110	88	69	36	36	32	35	75				52
List Price	\$978,625	\$1,309,750	\$1,065,750	\$1,397,222	\$1,422,279	\$1,145,782	\$1,123,458	\$852,347	\$1,125,328				\$1,133,535
Sales Price	\$948,375	\$1,270,625	\$995,125	\$1,328,222	\$1,408,429	\$1,127,339	\$1,108,626	\$821,500	\$1,093,306				\$1,104,094
Sales Price as a % of List Price	97.58%	96.78%	95.09%	96.58%	99.55%	98.88%	98.54%	97.16%	97.26%				97.87%
Sales Price to Assessed Value	1.12	1.07	1.03	1.13	1.19	1.17	1.23	1.11	1.12				1.15
# Units Sold	8	4	8	9	14	28	19	19	18				127
Active Listings	43	58	71	66	71	71	67	60	63				63
Under Contracts	13	26	32	52	51	40	34	24	22				33

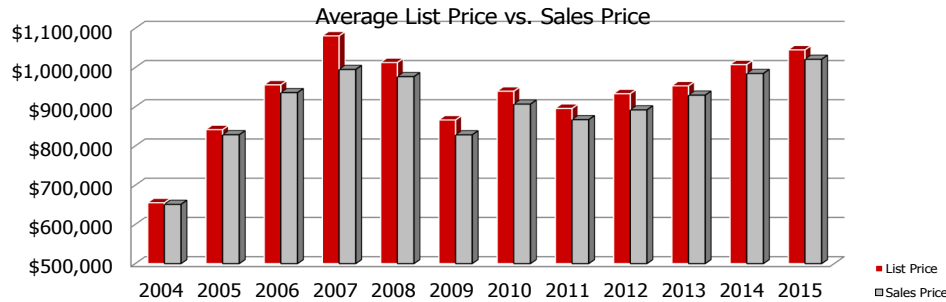
Flashback! YTD 2015 vs YTD 2016

	2015	2016	% Change
Days on Market	48	52	6.52%
Sales Price	\$1,006,160	\$1,104,094	9.73%
Assessed Value to Sales Price	1.17	1.15	-1.87%



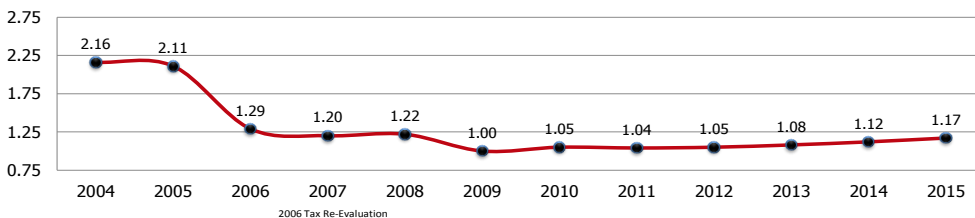
	2015	2016	% Change
# Units Sold	176	127	-27.84%
Active Listings	61	63	3.28%
Under Contracts	20	22	10.00%

Chatham Twp. Yearly Market Trends



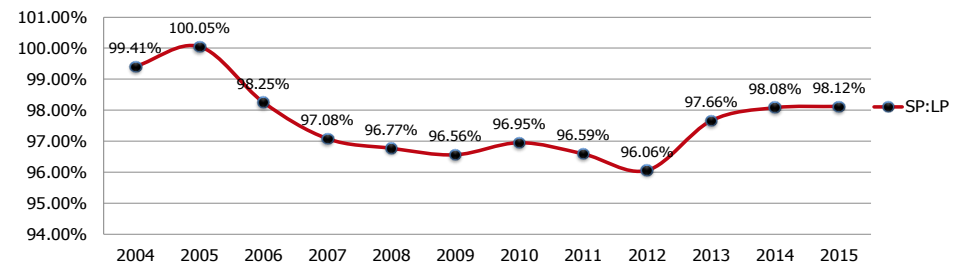
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
LP	\$655,122	\$841,583	\$955,741	\$1,080,590	\$1,012,666	\$866,267	\$939,518	\$895,716	\$933,235	\$953,162	\$1,007,505	\$1,045,004
SP	\$651,060	\$828,597	\$935,918	\$995,000	\$976,664	\$828,318	\$906,601	\$866,988	\$891,909	\$929,478	\$984,759	\$1,020,952

Sales Price to Assessed Value Ratio

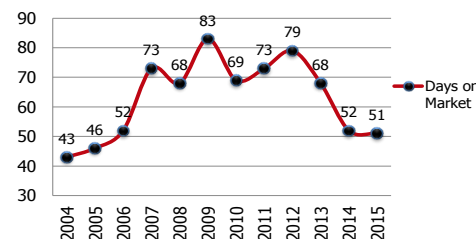


Chatham Twp. Yearly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

