

# Chatham Twp.

July 2017 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	153 Riveredge Drive	TwnEndUn	1	1.0	25	\$269,000	\$269,000	\$269,000	100.00%	\$230,100	1.17
2	16 Kensington Road	OneFloor	1	1.0	112	\$330,000	\$315,000	\$301,000	95.56%	\$254,600	1.18
3	195 Terrace Drive	OneFloor	1	1.0	28	\$315,000	\$315,000	\$305,000	96.83%	\$235,400	1.30
4	19G Heritage Drive	OneFloor	1	1.0	85	\$325,000	\$312,000	\$310,000	99.36%	\$245,500	1.26
5	114 Riveredge Drive	TwnIntUn	2	2.0	14	\$450,000	\$450,000	\$445,000	98.89%	\$395,100	1.13
6	5 aka 2 Lake Road	Colonial	2	2.1	79	\$550,000	\$515,000	\$495,000	96.12%	\$583,000	0.85
7	78 Canterbury Road	TwnIntUn	2	1.1	17	\$519,000	\$519,000	\$495,000	95.38%	\$390,000	1.27
8	17 Cedar Lane	CapeCod	4	2.0	4	\$550,000	\$550,000	\$550,000	100.00%	\$426,000	1.29
9	112 Meyersville Road	Custom	3	3.0	15	\$599,000	\$599,000	\$610,000	101.84%	\$487,300	1.25
10	199 Riveredge Drive	TwnIntUn	3	2.1	9	\$599,900	\$599,900	\$630,000	105.02%	\$451,400	1.40
11	226 Shunpike Road	Colonial	3	1.1	22	\$649,500	\$649,500	\$643,000	99.00%	\$556,700	1.16
12	96 Ormont Road	Colonial	4	2.2	43	\$989,000	\$989,000	\$965,000	97.57%	\$731,700	1.32
13	16 Park View Road	Colonial	4	2.1	3	\$975,000	\$975,000	\$999,999	102.56%	\$910,300	1.10
14	96 Glenmere Drive	Colonial	4	2.1	27	\$1,075,000	\$1,075,000	\$1,068,500	99.40%	\$1,047,200	1.02
15	27 School Avenue	Colonial	4	3.1	0	\$1,245,000	\$1,245,000	\$1,196,000	96.06%	\$1,025,000	1.17
16	5 Spruce Lane	TwnIntUn	3	4.1	88	\$1,375,000	\$1,299,000	\$1,230,000	94.69%	\$1,184,600	1.04
17	83 Candace Lane	Colonial	4	3.1	16	\$1,250,000	\$1,250,000	\$1,235,000	98.80%	\$967,700	1.28
18	122 Van Houton Avenue	Colonial	4	3.1	23	\$1,349,000	\$1,299,000	\$1,235,000	95.07%	\$1,200,900	1.03
19	130 Meyersville Road	Colonial	5	4.1	13	\$1,399,999	\$1,399,999	\$1,399,999	100.00%		
20	52 Thornley Drive	Colonial	5	4.1	23	\$1,799,000	\$1,799,000	\$1,750,000	97.28%		

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21	42 Rose Terrace	Colonial	6	5.1	121	\$1,849,000	\$1,849,000	\$1,849,000	100.00%		
22	80 Westminster Road	Colonial	5	4.2	87	\$2,100,000	\$1,975,000	\$1,900,000	96.20%	\$1,750,000	
23	1 Dale Drive	Colonial	6	5.3	13	\$2,750,000	\$2,750,000	\$2,750,000	100.00%	\$2,301,400	1.19
24	49 Rolling Hill Drive	Colonial	7	7.1	203	\$2,999,995	\$2,999,995	\$2,980,000	99.33%		
AVERAGE					45	\$1,096,350	\$1,083,266	\$1,067,146	98.54%		1.18

## **"ACTIVE"** Listings in Chatham Twp.

**Number of Units:** 57  
**Average List Price:** \$1,555,644  
**Average Days on Market:** 73

## **"UNDER CONTRACT"** Listings in Chatham Twp.

**Number of Units:** 30  
**Average List Price:** \$1,392,527  
**Average Days on Market:** 66

# Chatham Twp. 2017 Year to Date Market Trends

	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	76	85	67	64	62	49	45						60
List Price	\$1,012,490	\$1,027,473	\$941,641	\$1,047,069	\$1,059,840	\$1,239,080	\$1,083,266						\$1,083,941
Sales Price	\$964,150	\$992,364	\$926,455	\$1,029,423	\$1,040,958	\$1,207,780	\$1,067,146						\$1,059,264
Sales Price as a % of List Price	95.47%	95.90%	97.69%	98.11%	98.62%	98.22%	98.54%						97.83%
Sales Price to Assessed Value	1.07	1.12	1.23	1.10	1.20	1.14	1.18						1.16
# Units Sold	10	11	11	13	20	25	24						114
Active Listings	56	65	69	72	70	66	57						65
Under Contracts	24	23	34	45	46	41	30						35

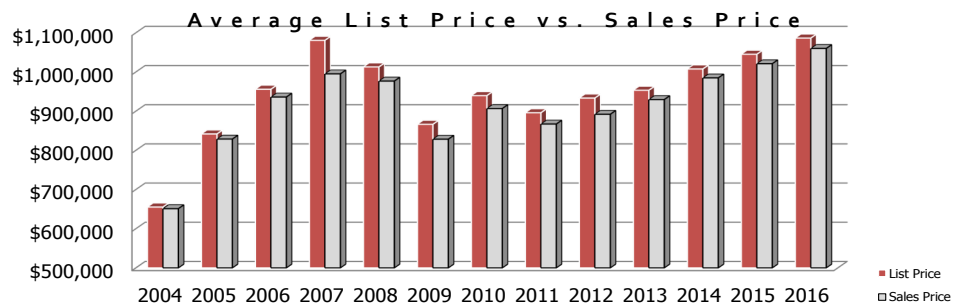
## Flashback! YTD 2016 vs YTD 2017

YTD	2016	2017	% Change
Days on Market	50	60	18.52%
Sales Price	\$1,165,910	\$1,059,264	-9.15%
Sales Price to Assessed Value	1.16	1.16	-0.23%

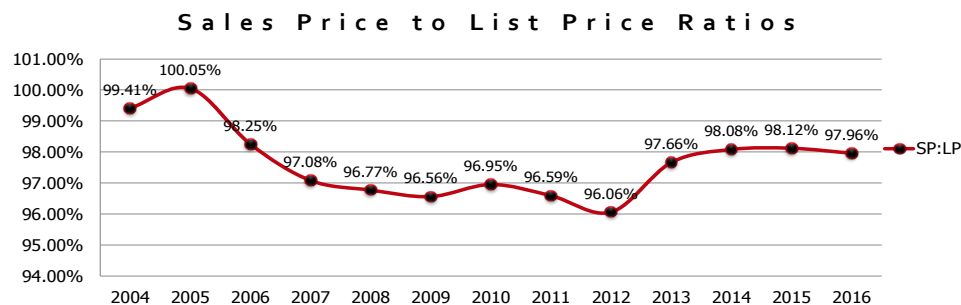


YTD	2016	2017	% Change
# Units Sold	90	114	26.67%
Active Listings	67	57	-14.93%
Under Contracts	34	30	-11.76%

## Chatham Twp. Yearly Market Trends

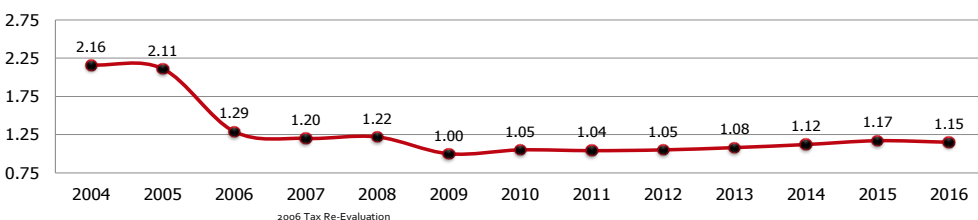


## Chatham Twp. Yearly Market Trends

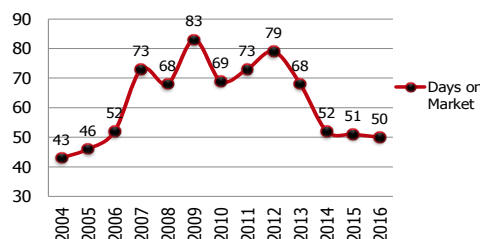


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
LP	\$655,122	\$841,583	\$955,741	\$1,080,590	\$1,012,666	\$866,267	\$939,518	\$895,716	\$933,235	\$953,162	\$1,007,505	\$1,045,004	\$1,086,303
SP	\$651,060	\$828,597	\$935,918	\$995,000	\$976,664	\$828,318	\$906,601	\$866,988	\$891,909	\$929,478	\$984,759	\$1,020,952	\$1,059,894

## Sales Price to Assessed Value Ratio



## Average Days on Market



## Number of Units Sold

