

C h a t h a m T w p .

J u n e 2 0 1 7 M a r k e t S n a p s h o t

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	18-G Manchester Court	OneFloor	2	1.1	48	\$349,000	\$339,000	\$330,000	97.35%	\$290,200	1.14
2	9F Heritage Drive	OneFloor	2	2.0	10	\$473,000	\$473,000	\$481,000	101.69%	\$349,500	1.38
3	20 Mountainside Drive	Ranch	3	2.0	13	\$499,000	\$499,000	\$526,500	105.51%	\$501,700	1.05
4	199 Terrace Drive	TwnEndUn	3	2.1	42	\$599,000	\$589,000	\$577,000	97.96%	\$490,000	1.18
5	3 Daniel Street	CapeCod	4	3.0	75	\$649,000	\$619,000	\$612,000	98.87%	\$461,400	1.33
6	215 Riveredge Drive	TwnIntUn	2	3.0	31	\$659,000	\$649,000	\$637,000	98.15%	\$560,000	1.14
7	370 Fairmount Avenue	Ranch	4	3.0	48	\$735,000	\$699,000	\$675,000	96.57%	\$649,700	1.04
8	54 Edgewood Road	CapeCod	4	3.0	13	\$750,000	\$750,000	\$751,000	100.13%	\$601,200	1.25
9	6 Whitman Drive	Colonial	3	1.1	16	\$795,000	\$795,000	\$840,000	105.66%	\$688,300	1.22
10	105 Sunset Drive	Ranch	4	3.1	31	\$925,000	\$925,000	\$870,000	94.05%	\$1,016,800	0.86
11	66 Susan Drive	Colonial	4	2.1	10	\$939,000	\$939,000	\$891,000	94.89%	\$842,400	1.06
12	25 Sunset Drive	Colonial	5	3.1	49	\$999,999	\$975,000	\$955,000	97.95%	\$808,200	1.18
13	35 Edgewood Road	Colonial	3	2.1	10	\$929,000	\$929,000	\$970,000	104.41%	\$814,600	1.19
14	126 Highland Avenue	Colonial	4	2.1	22	\$1,295,000	\$1,295,000	\$1,180,000	91.12%	\$1,050,000	1.12
15	16 Tanglewood Lane	Custom	4	3.1	66	\$1,599,000	\$1,489,000	\$1,425,000	95.70%	\$1,017,000	1.40
16	16 Ostrander Place	Colonial	5	2.2	8	\$1,425,000	\$1,425,000	\$1,454,000	102.04%	\$1,379,000	1.05
17	9 Whitman Drive	Colonial	4	2.2	98	\$1,595,000	\$1,550,000	\$1,500,000	96.77%	\$1,336,100	1.12
18	11 Ridge Road	Colonial	6	4.1	9	\$1,500,000	\$1,500,000	\$1,500,000	100.00%	\$1,151,700	1.30
19	10 Driftway Street	Colonial	4	2.1	51	\$1,575,000	\$1,575,000	\$1,575,000	100.00%	\$1,439,000	1.09
20	262 Lafayette Avenue	Colonial	5	5.1	11	\$1,699,000	\$1,699,000	\$1,680,000	98.88%	\$1,481,900	1.13

Chatham Twp.

June 2017 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
21	27 Meyersville Road	Colonial	6	6.1	88	\$1,750,000	\$1,750,000	\$1,700,000	97.14%	\$1,665,500	1.02
22	7 Kincaid Lane	Colonial	6	4.2	154	\$2,375,000	\$1,999,000	\$1,890,000	94.55%	\$1,697,000	1.11
23	20 Candace Lane	Colonial	6	6.2	21	\$2,295,000	\$2,295,000	\$2,150,000	93.68%	\$2,444,100	0.88
24	8 Crestwood Drive	Colonial	6	5.1	29	\$2,625,000	\$2,625,000	\$2,500,000	95.24%		
25	107 Highland Ave	Colonial	7	6.1	284	\$2,999,000	\$2,595,000	\$2,525,000	97.30%		
AVERAGE					49	\$1,281,320	\$1,239,080	\$1,207,780	98.22%		1.14

"ACTIVE" Listings in Chatham Twp.

Number of Units: 66
Average List Price: \$1,621,645
Average Days on Market: 64

"UNDER CONTRACT" Listings in Chatham Twp.

Number of Units: 41
Average List Price: \$1,249,983
Average Days on Market: 58

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							64
List Price	\$1,012,490	\$1,027,473	\$941,641	\$1,047,069	\$1,059,840	\$1,239,080							\$1,084,121
Sales Price	\$964,150	\$992,364	\$926,455	\$1,029,423	\$1,040,958	\$1,207,780							\$1,057,163
Sales Price as a % of List Price	95.47%	95.90%	97.69%	98.11%	98.62%	98.22%							97.64%
Sales Price to Assessed Value	1.07	1.12	1.23	1.10	1.20	1.14							1.15
# Units Sold	10	11	11	13	20	25							90
Active Listings	56	65	69	72	70	66							66
Under Contracts	24	23	34	45	46	41							36

Flashback! YTD 2016 vs YTD 2017

YTD	2016	2017	% Change
Days on Market	55	64	15.36%
Sales Price	\$1,181,239	\$1,057,163	-10.50%
Assessed Value to Sales Price	1.14	1.15	1.07%

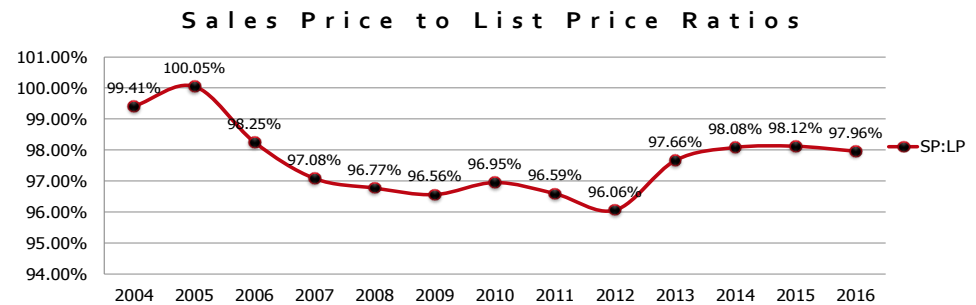


YTD	2016	2017	% Change
# Units Sold	71	90	26.76%
Active Listings	71	66	-7.04%
Under Contracts	40	41	2.50%

Chatham Twp. Yearly Market Trends

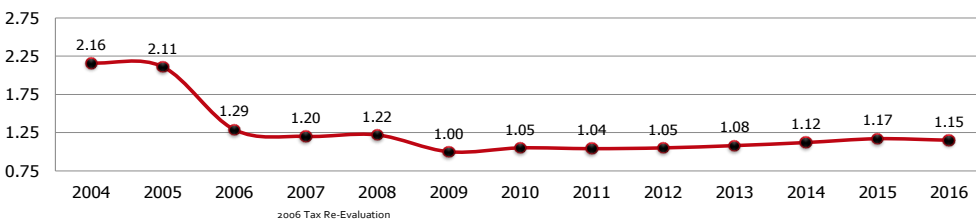


Chatham Twp. Yearly Market Trends

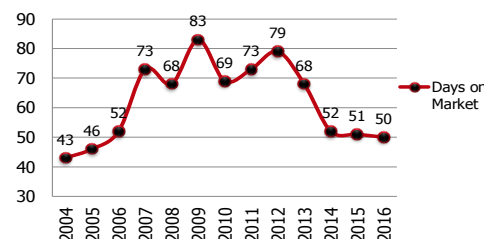


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
LP	\$655,122	\$841,583	\$955,741	\$1,080,590	\$1,012,666	\$866,267	\$939,518	\$895,716	\$933,235	\$953,162	\$1,007,505	\$1,045,004	\$1,086,303
SP	\$651,060	\$828,597	\$935,918	\$995,000	\$976,664	\$828,318	\$906,601	\$866,988	\$891,909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

Sales Price to Assessed Value Ratio



Average Days on Market



Number of Units Sold

