

# Chatham Twp.

## December 2022 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	16B Heritage Drive	OneFloor	1	1.0	21	\$365,000	\$345,000	\$345,000	100.00%	\$245,500	1.41
2	189 Terrace Drive	OneFloor	1	1.0	8	\$350,000	\$350,000	\$355,000	101.43%	\$255,800	1.39
3	165 Terrace Drive	OneFloor	1	1.0	8	\$385,000	\$385,000	\$403,000	104.68%	\$300,000	1.34
4	21 Coachlight Drive	TwnIntUn	2	1.1	46	\$457,000	\$457,000	\$415,000	90.81%	\$320,000	1.30
5	204 Riveredge Drive	TwnEndUn	2	2.0	8	\$495,000	\$495,000	\$520,000	105.05%	\$390,900	1.33
6	730 River Road	Colonial	4	2.1	24	\$749,000	\$689,000	\$750,000	108.85%	\$527,000	1.42
7	4 Woodlawn Drive	Colonial	4	3.0	6	\$799,000	\$799,000	\$770,000	96.37%	\$535,500	1.44
8	34 Maple Road	Custom	4	3.0	50	\$1,175,000	\$1,099,000	\$1,085,000	98.73%	\$674,100	1.61
9	101 Meyersville Road	Colonial	5	4.1	170	\$1,250,000	\$1,250,000	\$1,100,000	88.00%	\$1,158,600	0.95
10	20 Dogwood Drive	Colonial	4	3.1	8	\$1,295,000	\$1,295,000	\$1,295,000	100.00%	\$1,157,500	1.12
11	111 Southern Boulevard	Colonial	5	4.2	172	\$1,500,000	\$1,450,000	\$1,375,000	94.83%	\$1,234,800	1.11
12	62 Dale Drive	Colonial	5	3.2	59	\$2,725,000	\$2,649,000	\$2,514,082	94.91%	\$1,621,900	1.55
13	65 Dellwood Avenue	Custom	7	7.3	92	\$3,199,000	\$2,995,000	\$2,895,000	96.66%	\$2,098,100	1.38
<b>AVERAGE</b>					52	\$1,134,154	\$1,096,769	\$1,063,237	98.49%		1.33

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

Number of Units: 17  
 Average List Price: \$2,067,529  
 Average Days on Market: 78

### *"Under Contract"* Listings in Chatham Twp.

Number of Units: 26  
 Average List Price: \$1,475,818  
 Average Days on Market: 55

# Chatham Twp. 2022 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	43	81	19	26	24	15	19	16	24	42	52	52	33
List Price	\$1,146,660	\$1,096,694	\$1,629,000	\$973,861	\$1,527,564	\$1,555,867	\$1,084,700	\$1,397,333	\$861,716	\$1,095,974	\$759,237	\$1,096,769	\$1,192,015
Sales Price	\$1,155,533	\$1,114,761	\$1,661,278	\$1,017,554	\$1,566,136	\$1,652,517	\$1,137,256	\$1,439,000	\$901,414	\$1,103,104	\$742,438	\$1,063,237	\$1,223,738
SP:LP%	100.21%	100.63%	103.63%	103.48%	103.54%	106.78%	104.96%	104.45%	104.19%	100.74%	98.59%	98.49%	102.84%
SP to AV	1.28	1.32	1.41	1.32	1.56	1.49	1.44	1.38	1.38	1.32	1.26	1.33	1.38
# Units Sold	15	16	9	14	14	15	27	21	13	13	8	13	178
3 Mo Rate of Ab	1.56	1.53	1.93	2.41	3.63	2.85	1.96	1.35	1.57	2.13	2.50	1.80	2.10
Active Listings	24	27	23	31	44	37	34	28	32	34	29	17	30
Under Contracts	28	23	36	41	42	50	39	34	32	25	30	26	34

## Flashback! YTD 2021 vs YTD 2022

YTD	2021	2022	% Change
DOM	32	33	2.31%
Sales Price	\$1,130,684	\$1,223,738	8.23%
LP:SP	100.71%	102.84%	2.12%
SP:AV	1.29	1.38	6.96%

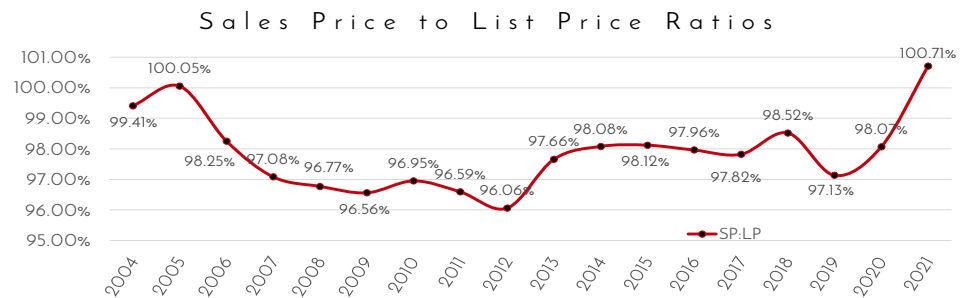


YTD	2021	2022	% Change
# Units Sold	213	178	-16.43%
Rate of Ab 3 Mo	1.97	2.10	6.60%
Actives	33	30	-9.09%
Under Contracts	38	34	-10.53%

## Chatham Twp. Yearly Market Trends

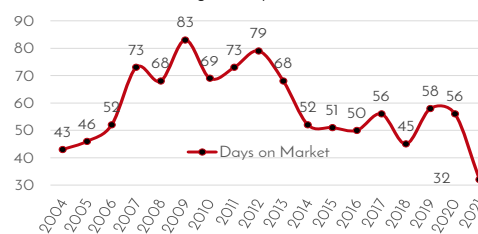


## Chatham Twp. Yearly Market Trends

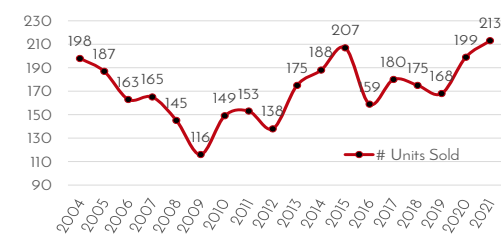


Year	LP	SP
2004	\$655,122	\$651,060
2005	\$841,583	\$828,597
2006	\$955,741	\$935,918
2007	\$1,080,590	\$955,000
2008	\$1,012,666	\$976,664
2009	\$866,267	\$828,318
2010	\$939,518	\$906,601
2011	\$895,719	\$866,988
2012	\$933,215	\$891,909
2013	\$953,162	\$929,478
2014	\$1,007,505	\$984,759
2015	\$1,045,004	\$1,020,952
2016	\$1,086,303	\$1,020,952
2017	\$1,073,298	\$1,044,964
2018	\$1,104,439	\$1,044,964
2019	\$1,172,851	\$1,104,968
2020	\$1,100,931	\$1,073,201
2021	\$1,125,536	\$1,130,684

### Average Days on Market



### Number of Units Sold



### Sales Price to Assessed Value Ratio



### 12 Month Rate of Absorption



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Not intended to solicit a property already listed.