

Chatham Twp.

February 2021 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	18A Manchester Court	OneFloor	1	1.0	76	\$302,000	\$290,000	\$290,000	100.00%	\$209,800	1.38
2	187 Riveredge Drive	TwnIntUn	3	2.1	84	\$529,900	\$499,900	\$495,000	99.02%	\$451,400	1.10
3	7 Maple Street	Bi-Level	3	3.0	1	\$1,090,000	\$1,090,000	\$1,090,000	100.00%	\$810,100	1.35
4	115 Glenmere Drive	Colonial	4	3.0	7	\$1,150,000	\$1,150,000	\$1,215,000	105.65%	\$1,115,400	1.09
5	25 Wynwood Road	Colonial	4	2.1	11	\$1,224,900	\$1,224,900	\$1,310,000	106.95%	\$1,135,800	1.15
6	185 Noe Avenue	Colonial	6	4.2	87	\$1,799,000	\$1,690,000	\$1,625,000	96.15%	\$1,821,400	0.89
7	171 Lafayette Avenue	Colonial	5	5.1	29	\$1,790,000	\$1,700,000	\$1,700,000	100.00%	\$1,575,000	1.08
8	38 Rose Terrace	Custom	5	4.2	18	\$1,799,000	\$1,799,000	\$1,810,000	100.61%		
9	107 Long View Avenue	Colonial	6	6.1	87	\$2,275,000	\$2,275,000	\$2,153,250	94.65%	\$1,930,400	1.12
AVERAGE					44	\$1,328,867	\$1,302,089	\$1,298,694	100.34%		1.14

"Active" Listings in Chatham Twp.

Number of Units: 230
 Average List Price: \$1,639,743
 Average Days on Market: 54

"Under Contract" Listings in Chatham Twp.

Number of Units: 39
 Average List Price: \$1,186,510
 Average Days on Market: 37

Chatham Twp. 2021 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	32	44											37
List Price	\$774,154	\$1,302,089											\$990,127
Sales Price	\$765,731	\$1,298,694											\$983,761
SP:LP%	99.03%	100.34%											99.57%
SP to AV	1.23	1.14											1.20
# Units Sold	13	9											22
3 Mo Rate of Ab	1.47	1.98											1.73
Active Listings	28	30											29
Under Contracts	27	39											33

Flashback! YTD 2020 vs YTD 2021

YTD	2020	2021	% Change
DOM	52	37	-28.09%
Sales Price	\$1,237,148	\$983,761	-20.48%
LP:SP	96.26%	99.57%	3.44%
SP:AV	1.125	1.196	6.32%



YTD	2020	2021	% Change
# Units Sold	12	22	83.33%
Rate of Ab 3 Mo	9.57	1.98	-79.31%
Actives	69	30	-56.52%
Under Contracts	33	39	18.18%

Chatham Twp. Yearly Market Trends

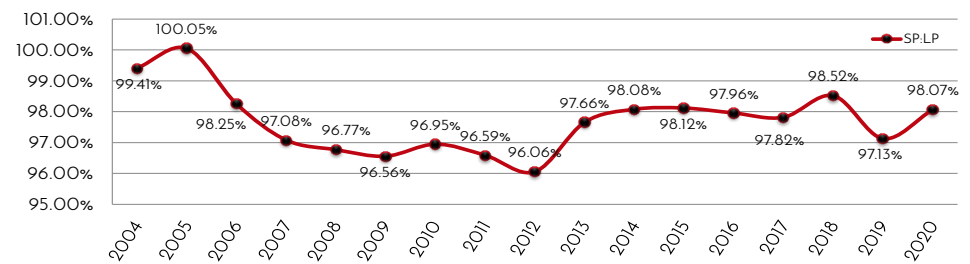
Average List Price vs. Sales Price



	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
LP	\$655,122	\$841,583	\$955,741	\$1,080,590	\$1,012,666	\$866,267	\$939,518	\$895,719	\$953,235	\$953,162	\$1,007,503	\$1,045,004	\$1,086,303	\$1,073,298	\$1,104,439	\$1,172,851	\$1,100,931
SP	\$651,060	\$828,597	\$935,918	\$955,000	\$976,664	\$828,318	\$906,601	\$866,988	\$891,909	\$929,478	\$984,759	\$1,020,952	\$1,020,952	\$1,044,964	\$1,044,964	\$1,104,966	\$1,073,201

Chatham Twp. Yearly Market Trends

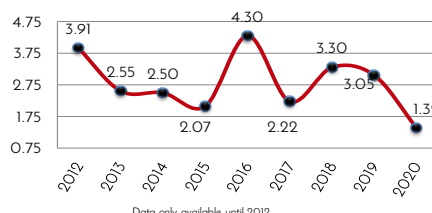
Sales Price to List Price Ratios



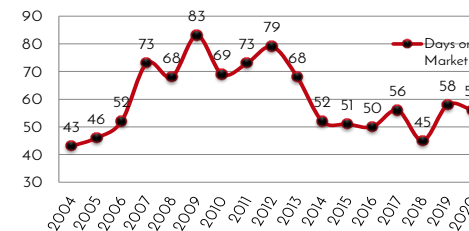
Sales Price to Assessed Value Ratio



12Month Rate of Absorption



Average Days on Market



Number of Units Sold

