

# Chatham Twp.

## November 2021 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	231 Heritage Drive Unit 231	OneFloor	2	2.0	13	\$349,000	\$349,000	\$349,000	100.00%	\$320,800	1.09
2	6 Avon Court	OneFloor	2	1.1	21	\$375,000	\$375,000	\$400,000	106.67%	\$305,700	1.31
3	29 Coachlight Drive	TwnEndUn	3	2.0	14	\$579,000	\$579,000	\$600,000	103.63%	\$423,500	1.42
4	12 Cedar Lane	CapeCod	4	2.0	18	\$599,000	\$599,000	\$630,000	105.18%	\$440,100	1.43
5	25 Cedar Lane	Custom	5	4.1	28	\$699,000	\$699,000	\$650,000	92.99%	\$593,900	1.09
6	1 Emmett Street	CapeCod	3	2.0	37	\$729,000	\$699,000	\$675,000	96.57%	\$437,400	1.54
7	15 Cedar Lane	Colonial	4	3.0	23	\$750,000	\$750,000	\$730,000	97.33%		
8	564 River Road	Colonial	3	2.1	74	\$799,000	\$799,000	\$790,000	98.87%	\$551,300	1.43
9	534 Fairmount Avenue	Ranch	3	3.0	31	\$849,900	\$829,900	\$815,000	98.20%	\$545,200	1.49
10	46 Robin Hood Lane	RanchExp	4	3.0	13	\$849,000	\$849,000	\$849,000	100.00%	\$725,200	1.17
11	15 Buxton Road	Ranch	5	3.1	105	\$999,000	\$999,000	\$975,000	97.60%	\$884,200	1.10
12	505 Shunpike Road	Colonial	5	3.0	21	\$1,195,000	\$1,195,000	\$1,235,000	103.35%	\$891,700	1.38
13	8 Lenape Trail	Colonial	4	3.1	16	\$1,150,000	\$1,150,000	\$1,260,000	109.57%	\$740,200	1.70
14	75 Southern Boulevard	Colonial	4	3.1	7	\$1,199,000	\$1,199,000	\$1,335,000	111.34%	\$931,200	1.43
15	196 Meyersville Road	Colonial	5	4.0	14	\$1,450,000	\$1,450,000	\$1,450,000	100.00%	\$1,161,200	1.25
16	205 Longwood Avenue	Colonial	5	3.1	12	\$1,349,000	\$1,349,000	\$1,450,000	107.49%	\$1,151,700	1.26
17	7 Magnolia Place	TwnEndUn	4	5.0	11	\$1,665,500	\$1,665,500	\$1,665,500	100.00%	\$1,292,900	1.29
18	348 Shunpike Road	Colonial	7	6.1	91	\$1,995,000	\$1,795,000	\$1,750,000	97.49%		
19	9 Warwick Road	Custom	5	4.0	9	\$1,699,999	\$1,699,999	\$1,755,000	103.24%		
20	9 Floral Street	Colonial	6	7.1	1	\$2,395,000	\$2,395,000	\$2,360,000	98.54%	\$2,023,200	1.17
<b>AVERAGE</b>					<b>28</b>	<b>\$1,083,770</b>	<b>\$1,071,270</b>	<b>\$1,086,175</b>	<b>101.40%</b>		<b>1.33</b>

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

Number of Units: 10  
 Average List Price: \$959,900  
 Average Days on Market: 46

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

Number of Units: 21  
 Average List Price: \$985,305  
 Average Days on Market: 36

# 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	41	36	24	32	20	29	21	45	28		31
List Price	\$774,154	\$1,302,089	\$1,221,700	\$1,135,627	\$996,474	\$1,282,881	\$1,105,343	\$1,107,976	\$1,189,500	\$975,564	\$1,071,270		\$1,112,656
Sales Price	\$765,731	\$1,298,694	\$1,208,200	\$1,152,955	\$1,008,105	\$1,272,051	\$1,130,913	\$1,126,220	\$1,229,508	\$960,214	\$1,086,175		\$1,119,911
SP:LP%	99.03%	100.34%	99.39%	101.54%	101.78%	100.31%	101.59%	102.23%	102.21%	98.79%	101.40%		100.88%
SP to AV	1.23	1.14	1.22	1.18	1.25	1.29	1.42	1.34	1.35	1.29	1.33		1.29
# Units Sold	13	9	20	11	19	26	23	25	14	14	20		194
3 Mo Rate of Ab	1.47	1.98	2.85	3.00	2.31	2.29	1.75	1.46	2.35	1.53	1.47		2.04
Active Listings	28	30	39	45	41	43	40	36	44	23	10		34
Under Contracts	27	39	40	51	55	48	35	27	30	48	21		38

## Flashback! YTD 2020 vs YTD 2021

YTD	2020	2021	% Change
DOM	57	31	-46.34%
Sales Price	\$1,067,459	\$1,119,911	4.91%
LP:SP	97.88%	100.88%	3.07%
SP:AV	1.17	1.29	10.86%



YTD	2020	2021	% Change
# Units Sold	177	194	9.60%
Rate of Ab 3 Mo	1.75	1.47	-16.00%
Actives	37	10	-72.97%
Under Contracts	37	21	-43.24%

## Chatham Twp. Yearly Market Trends

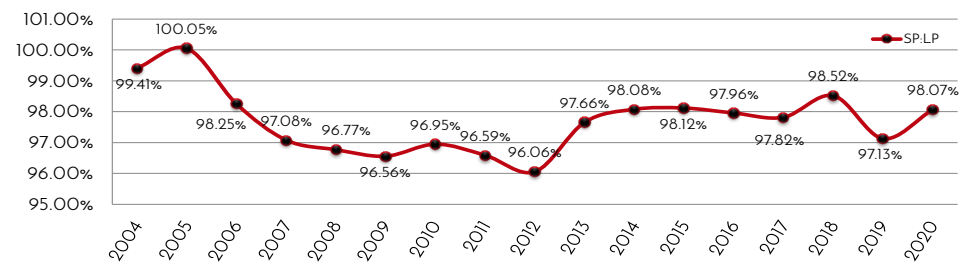
Average List Price vs. Sales Price



Year	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	\$933,235	\$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

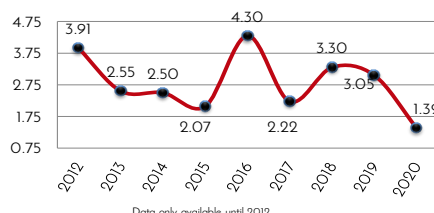
Sales Price to List Price Ratios



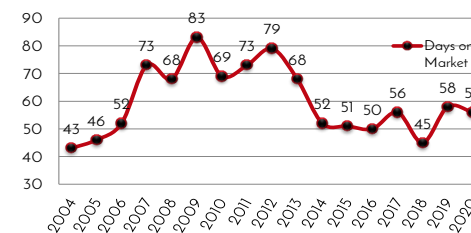
Sales Price to Assessed Value Ratio



12Month Rate of Absorption



Average Days on Market



Number of Units Sold

