

Chatham Twp.

October 2020 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	6E Terrace Drive	OneFloor	1	1.0	28	\$102,954	\$102,954	\$102,954	100.00%	\$64,600	1.59
2	109 Riveredge Drive	OneFloor	1	1.0	7	\$275,000	\$275,000	\$265,000	96.36%	\$300,000	0.88
3	1G Aon Court	OneFloor	1	1.0	26	\$305,000	\$305,000	\$282,000	92.46%	\$209,800	1.34
4	12B Sentinel Court	OneFloor	1	1.0	11	\$297,000	\$297,000	\$297,000	100.00%	\$245,200	1.21
5	11A Heritage Drive	OneFloor	1	1.0	29	\$314,900	\$300,000	\$310,000	103.33%	\$245,800	1.26
6	11F Sentinel Court	OneFloor	2	1.1	92	\$329,999	\$324,500	\$322,500	99.38%	\$280,000	1.15
7	11 Sentinel Court	OneFloor	2	1.1	329	\$355,000	\$324,000	\$324,000	100.00%	\$290,200	1.12
8	11G Heritage Drive	OneFloor	2	2.0	21	\$400,000	\$400,000	\$385,000	96.25%	\$325,000	1.18
9	581 Fairmont Avenue	Ranch	3	2.0	25	\$535,000	\$535,000	\$500,000	93.46%	\$488,400	1.02
10	413 River Road	Colonial	3	1.1	16	\$550,000	\$550,000	\$555,000	100.91%	\$457,500	1.21
11	231 Riveredge Drive	MultiFlr	3	2.1	21	\$610,000	\$610,000	\$610,000	100.00%	\$460,500	1.32
12	85 Chandler Road	CapeCod	4	2.0	241	\$800,000	\$700,000	\$650,000	92.86%	\$615,100	1.06
13	178 Meyersville Road	Colonial	4	2.1	95	\$725,000	\$699,000	\$665,000	95.14%	\$580,400	1.15
14	462 Fairmont Avenue	Split Level	3	3.0	62	\$699,000	\$699,000	\$680,000	97.28%	\$574,700	1.18
15	51 Floral Street	Colonial	4	3.1	38	\$950,000	\$950,000	\$918,000	96.63%	\$968,900	0.95
16	238 Lafayette Avenue	Colonial	3	3.1	30	\$1,195,000	\$1,099,000	\$1,050,000	95.54%	\$1,001,200	1.05
17	51 Lisa Drive	RanchExp	5	3.3	7	\$995,000	\$995,000	\$1,050,000	105.53%	\$1,002,600	1.05
18	23 Huron Drive	Colonial	4	3.1	112	\$1,319,000	\$1,220,000	\$1,180,000	96.72%	\$1,171,900	1.01
19	11 Club Road	Colonial	5	4.0	48	\$1,349,000	\$1,299,000	\$1,250,000	96.23%		
20	7 Joseph Street	Colonial	6	4.1	28	\$1,450,000	\$1,450,000	\$1,370,000	94.48%	\$1,296,600	1.06
21	12 Aberdeen Road	Custom	4	3.2	23	\$1,469,000	\$1,469,000	\$1,450,000	98.71%	\$890,600	1.63
22	20 Overlook Road	Colonial	6	6.1	127	\$2,295,000	\$2,185,000	\$2,000,000	91.53%	\$2,069,100	0.97
AVERAGE					64	\$787,312	\$763,112	\$737,112	97.40%		1.16

"Active" Listings in Chatham Twp.

Number of Units: 50
 Average List Price: \$1,335,090
 Average Days on Market: 56

"Under Contract" Listings in Chatham Twp.

Number of Units: 40
 Average List Price: \$1,132,647
 Average Days on Market: 51

Chatham Twp. 2020 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	62	38	65	31	55	62	78	59	45	64			58
List Price	\$1,701,857	\$704,800	\$1,162,917	\$942,350	\$980,872	\$1,418,360	\$1,206,909	\$1,006,515	\$1,102,865	\$763,112			\$1,082,681
Sales Price	\$1,635,000	\$680,155	\$1,127,833	\$938,214	\$921,872	\$1,397,517	\$1,160,109	\$984,170	\$1,073,717	\$737,112			\$1,052,243
SP:LP%	96.21%	96.33%	98.09%	100.39%	96.13%	99.63%	96.86%	98.84%	97.95%	97.40%			98.05%
SP to AV	1.13	1.12	1.19	1.11	1.26	1.08	1.17	1.21	1.18	1.16			1.17
# Units Sold	7	5	12	14	7	15	23	27	23	22			155
3 Mo Rate of Ab	4.40	9.14	8.74	6.10	5.81	5.84	5.02	2.91	2.30	2.36			5.26
Active Listings	53	69	66	62	64	76	71	65	53	50			63
Under Contracts	23	33	24	22	32	37	41	33	38	40			32

Flashback! YTD 2019 vs YTD 2020

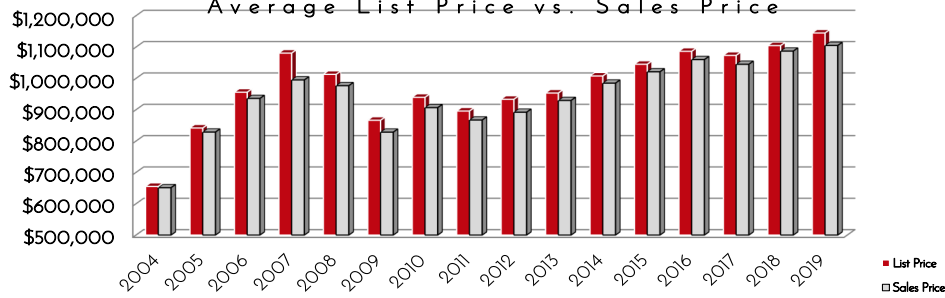
YTD	2019	2020	% Change
DOM	59	58	-1.37%
Sales Price	\$1,109,567	\$1,052,243	-5.17%
LP:SP	97.07%	98.05%	1.01%
SP:AV	1.153	1.168	1.32%



YTD	2019	2020	% Change
# Units Sold	145	155	6.90%
Rate of Ab 3 Mo	5.27	2.80	-46.87%
Actives	62	50	-19.35%
Under Contracts	19	40	110.53%

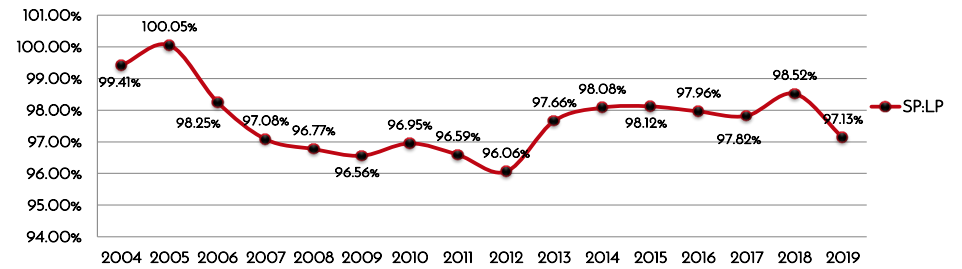
Chatham Twp. Yearly Market Trends

Average List Price vs. Sales Price

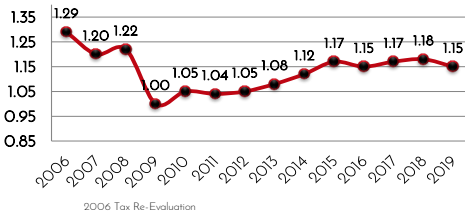


Chatham Twp. Yearly Market Trends

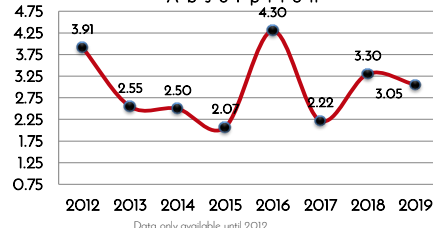
Sales Price to List Price Ratios



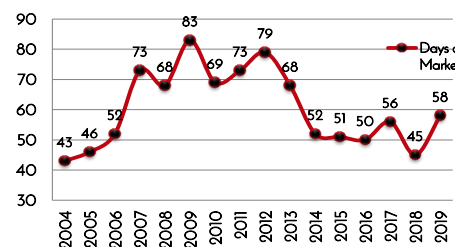
Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



Average Days on Market



Number of Units Sold

