



Chatham Twp.

September 2020 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	11A Sentinel Court	OneFloor	1	1.0	90	\$297,000	\$287,000	\$281,000	97.91%	\$245,200	1.15
2	18C Heritage Drive	FirstFlr	1	1.0	11	\$319,000	\$319,000	\$325,000	101.88%	\$245,500	1.32
3	9 Lexington Court	TwnIntUn	2	1.1	7	\$420,000	\$420,000	\$420,000	100.00%	\$320,000	1.31
4	108 Riveredge Drive	TwnIntUn	2	1.0	10	\$399,900	\$399,900	\$436,500	109.15%	\$314,900	1.39
5	27 Coachlight Drive	TwnEndUn	2	2.1	41	\$470,000	\$470,000	\$470,000	100.00%	\$390,000	1.21
6	10 Long Hill Road	CapeCod	3	2.0	99	\$620,000	\$595,000	\$560,000	94.12%	\$470,900	1.19
7	106 Southern Boulevard	Ranch	3	3.0	1	\$625,000	\$625,000	\$590,000	94.40%	\$564,100	1.05
8	344 Shunpike Road	Custom	5	2.0	75	\$799,000	\$699,000	\$655,000	93.71%	\$587,600	1.11
9	283 Shunpike Road	Ranch	3	2.1	39	\$729,999	\$729,999	\$735,000	100.69%	\$513,400	1.43
10	19 Lisa Drive	Colonial	4	3.0	8	\$969,000	\$969,000	\$969,000	100.00%	\$688,500	1.41
11	22 Yarmouth Road	CapeCod	4	3.0	57	\$999,000	\$999,000	\$975,000	97.60%	\$696,900	1.40
12	29 Mitchell Avenue	Colonial	4	2.1	7	\$959,000	\$959,000	\$975,000	101.67%	\$780,200	1.25
13	13 Birch Hill Drive	Colonial	4	3.1	38	\$1,150,000	\$999,000	\$999,000	100.00%	\$876,000	1.14
14	12 Beech Court	Colonial	4	2.1	34	\$1,250,000	\$1,199,000	\$1,125,000	93.83%	\$1,048,500	1.07
15	47 Ormont Road	Colonial	5	5.1	19	\$1,185,000	\$1,185,000	\$1,150,000	97.05%	\$944,300	1.22
16	126 Meyersville Road	Colonial	5	4.1	90	\$1,375,000	\$1,375,000	\$1,250,000	90.91%	\$1,216,000	1.03
17	11 Woodlawn Drive	Colonial	5	5.1	17	\$1,375,000	\$1,375,000	\$1,325,000	96.36%		
18	242 Lafayette Avenue	Colonial	6	5.1	49	\$1,689,000	\$1,689,000	\$1,550,000	91.77%	\$1,650,000	0.94
19	9 Jay Road	Colonial	5	5.0	35	\$1,599,000	\$1,599,000	\$1,565,000	97.87%		
20	20 Club Road	Colonial	6	4.1	58	\$1,749,000	\$1,650,000	\$1,700,000	103.03%		

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21	38 Buxton Road	Colonial	5	5.2	176	\$1,995,000	\$1,825,000	\$1,715,000	93.97%	\$1,894,300	0.91
22	18 Dale Drive	Colonial	7	6.1	76	\$2,449,000	\$2,449,000	\$2,375,000	96.98%	\$2,287,400	1.04
23	24 Wickham Way	Colonial	7	6.1	6	\$2,549,000	\$2,549,000	\$2,550,000	100.04%	\$2,230,300	1.14
AVERAGE					45	\$1,129,213	\$1,102,865	\$1,073,717	97.95%		1.18

"Active" Listings in Chatham Twp.

Number of Units: 65
 Average List Price: \$1,375,578
 Average Days on Market: 61

"Under Contract" Listings in Chatham Twp.

Number of Units: 33
 Average List Price: \$906,862
 Average Days on Market: 46

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				57
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				\$1,135,542
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				\$1,104,370
SP:LP%	96.21%	96.33%	98.09%	100.39%	96.13%	99.63%	96.86%	98.84%	97.95%				98.15%
SP to AV	1.13	1.12	1.19	1.11	1.26	1.08	1.17	1.21	1.18				1.17
# Units Sold	7	5	12	14	7	15	23	27	23				133
3 Mo Rate of Ab	4.40	9.14	8.74	6.10	5.81	5.84	5.02	2.91	2.30				5.58
Active Listings	53	69	66	62	64	76	71	65	53				64
Under Contracts	23	33	24	22	32	37	41	33	38				31

Flashback! YTD 2019 vs YTD 2020

YTD	2019	2020	% Change
DOM	58	57	-1.29%
Sales Price	\$1,111,206	\$1,104,370	-0.62%
LP:SP	97.07%	98.15%	1.11%
SP:AV	1.152	1.169	1.48%



YTD	2019	2020	% Change
# Units Sold	134	133	-0.75%
Rate of Ab 3 Mo	4.65	2.30	-50.54%
Actives	65	53	-18.46%
Under Contracts	22	38	72.73%

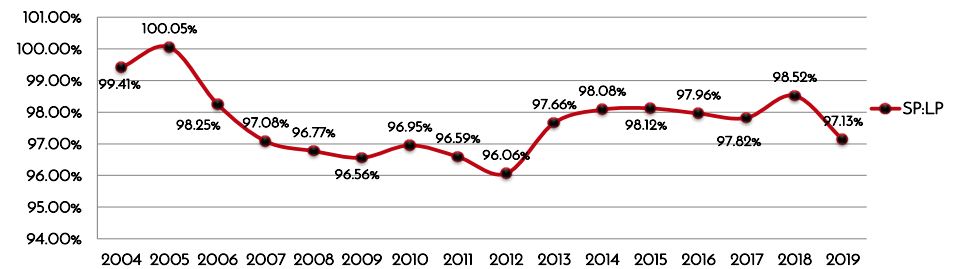
Chatham Twp. Yearly Market Trends

Average List Price vs. Sales Price

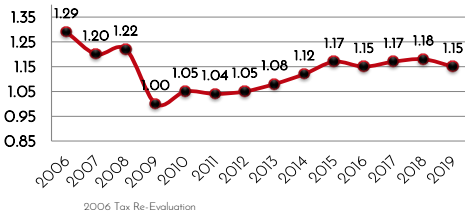


Chatham Twp. Yearly Market Trends

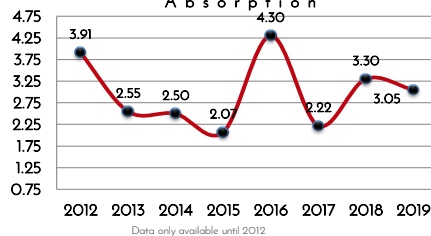
Sales Price to List Price Ratios



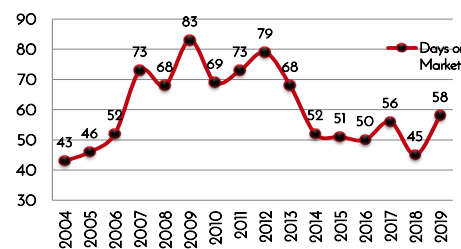
Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



Average Days on Market



Number of Units Sold

