

Chatham Twp.

November 2020 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	11D Heritage Drive	OneFloor	1	1.0	22	\$305,000	\$305,000	\$295,000	96.72%	\$245,700	1.20
2	169 Riveredge Drive	MultiFlr	1	1.0	103	\$345,000	\$330,000	\$300,000	90.91%	\$300,000	1.00
3	4E Avon Court	OneFloor	1	1.0	22	\$335,000	\$319,000	\$305,000	95.61%	\$235,700	1.29
4	14A Kensington Road	OneFloor	1	1.0	9	\$325,000	\$325,000	\$315,000	96.92%	\$209,800	1.50
5	21 Mountainview Road	CapeCod	3	2.0	16	\$629,000	\$629,000	\$607,000	96.50%	\$442,300	1.37
6	267 Lafayette Avenue	Colonial	4	2.1	120	\$1,099,000	\$975,000	\$915,000	93.85%	\$872,900	1.05
7	84 Meyersville Road	Colonial	4	3.2	107	\$1,240,000	\$1,100,000	\$999,000	90.82%	\$1,274,000	0.78
8	5 Maple Street	Colonial	5	3.1	1	\$1,130,000	\$1,130,000	\$1,130,000	100.00%	\$1,333,800	0.85
9	10 Melrose Lane	TwnIntUn	3	3.1	22	\$1,250,000	\$1,250,000	\$1,200,000	96.00%	\$1,065,700	1.13
10	56 May Drive	Split Level	4	2.1	13	\$1,199,000	\$1,199,000	\$1,200,000	100.08%	\$786,700	1.53
11	124 Ormont Road	Colonial	7	6.0	95	\$1,299,000	\$1,199,999	\$1,209,000	100.75%		
12	120 Southern Boulevard	Colonial	4	4.1	9	\$1,279,000	\$1,279,000	\$1,285,750	100.53%	\$1,048,200	1.23
13	109 Sunset Drive	Colonial	5	2.1	49	\$1,349,000	\$1,349,000	\$1,340,000	99.33%	\$968,100	1.38
14	1 Spruce Lane	TwnEndUn	3	4.1	128	\$1,500,000	\$1,459,999	\$1,350,000	92.47%	\$1,217,400	1.11
15	61 Dale Drive	Split Level	5	4.0	14	\$1,380,000	\$1,380,000	\$1,380,000	100.00%	\$1,416,400	0.97
16	50 Inwood Road	Colonial	5	4.1	1	\$1,400,000	\$1,400,000	\$1,421,725	101.55%		
17	5 Jodi Lane	Colonial	4	4.1	97	\$1,495,000	\$1,495,000	\$1,450,000	96.99%	\$1,437,600	1.01
18	13 Oak Hill Road	Colonial	5	5.0	68	\$1,595,000	\$1,595,000	\$1,450,000	90.91%	\$1,713,100	0.85
19	26 Meyersville Road	Colonial	6	4.2	119	\$1,795,000	\$1,595,000	\$1,500,000	94.04%		
20	47 Rolling Hill Drive	Custom	4	4.1	66	\$1,895,000	\$1,795,000	\$1,725,000	96.10%	\$1,317,100	1.31
21	31 Lenape Trail	Custom	5	4.1	31	\$2,195,000	\$2,150,000	\$2,100,000	97.67%		
22	8 Country Club Drive	Colonial	5	5.2	40	\$2,375,000	\$2,375,000	\$2,365,000	99.58%	\$2,229,600	1.06
AVERAGE					52	\$1,246,091	\$1,210,682	\$1,174,658	96.70%		1.15

"Active" Listings in Chatham Twp.

Number of Units: 37
 Average List Price: \$1,428,494
 Average Days on Market: 66

"Under Contract" Listings in Chatham Twp.

Number of Units: 37
 Average List Price: \$1,111,805
 Average Days on Market: 42

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	52		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	\$763,112	\$1,210,682		\$1,098,591
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	\$1,174,658		\$1,067,459
SP:LP%	96.21%	96.33%	98.09%	100.39%	96.13%	99.63%	96.86%	98.84%	97.95%	97.40%	96.70%		97.88%
SP to AV	1.13	1.12	1.19	1.11	1.26	1.08	1.17	1.21	1.18	1.16	1.15		1.17
# Units Sold	7	5	12	14	7	15	23	27	23	22	22		177
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	1.75		4.94
Active Listings	53	69	66	62	64	76	71	65	53	50	37		61
Under Contracts	23	33	24	22	32	37	41	33	38	40	37		33

Flashback! YTD 2019 vs YTD 2020

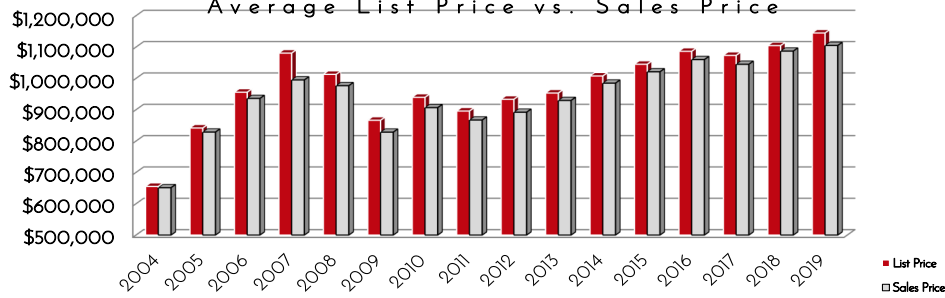
YTD	2019	2020	% Change
DOM	58	57	-1.06%
Sales Price	\$1,087,335	\$1,067,459	-1.83%
LP:SP	97.17%	97.88%	0.73%
SP:AV	1.150	1.165	1.36%



YTD	2019	2020	% Change
# Units Sold	157	177	12.74%
Rate of Ab 3 Mo	4.82	1.75	-63.69%
Actives	52	37	-28.85%
Under Contracts	18	37	105.56%

Chatham Twp. Yearly Market Trends

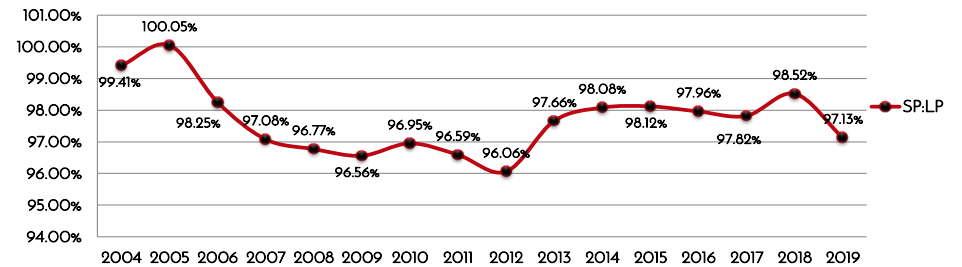
Average List Price vs. Sales Price



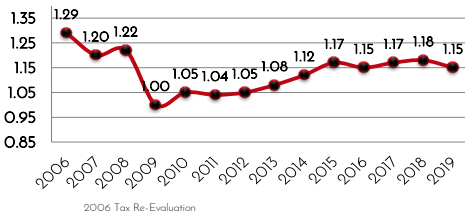
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
LP	\$655,122	\$841,583	\$955,741	\$1,080,590	\$1,012,666	\$866,267	\$939,518	\$895,719	\$933,169	\$1,007,505	\$1,045,004	\$1,086,303	\$1,073,298	\$1,104,439	\$1,172,851	
SP	\$651,060	\$828,597	\$935,918	\$955,000	\$976,664	\$828,318	\$906,601	\$866,988	\$891,907	\$929,478	\$984,750	\$1,020,952	\$1,020,952	\$1,044,964	\$1,104,968	

Chatham Twp. Yearly Market Trends

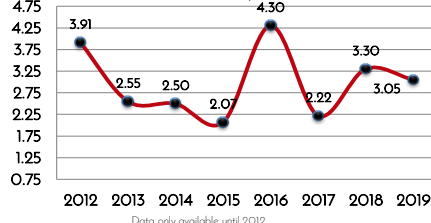
Sales Price to List Price Ratios



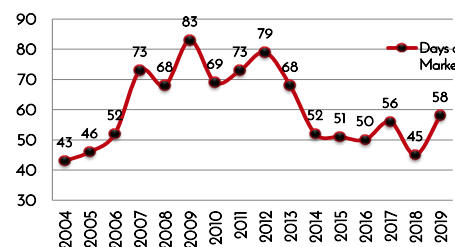
Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



Average Days on Market



Number of Units Sold

