

# Chatham Twp.

## January 2021 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	163 Terrace Drive	TwnIntUn	1	1.0	39	\$339,000	\$339,000	\$333,000	98.23%	\$300,000	1.11
2	120 Terrace Drive	TwnIntUn	1	2.0	52	\$438,000	\$399,000	\$390,000	97.74%	\$347,800	1.12
3	162 Terrace Drive	TwnEndUn	2	2.0	10	\$430,000	\$430,000	\$427,000	99.30%	\$375,100	1.14
4	24 I Heritage Drive	OneFloor	3	2.0	10	\$430,000	\$430,000	\$430,000	100.00%	\$350,000	1.23
5	162 Riveredge Drive	MultiFlr	3	2.0	45	\$499,000	\$460,000	\$455,000	98.91%	\$395,100	1.15
6	154 Riveredge Drive	TwnEndUn	2	2.0	36	\$485,000	\$485,000	\$472,500	97.42%	\$402,300	1.17
7	138 Riveredge Drive	TwnEndUn	2	2.0	42	\$525,000	\$525,000	\$520,000	99.05%	\$395,000	1.32
8	70 Canterbury Road	TwnIntUn	4	2.1	34	\$669,000	\$669,000	\$645,000	96.41%	\$549,800	1.17
9	3 Lake Road	CapeCod	4	2.0	16	\$769,000	\$769,000	\$769,000	100.00%	\$518,500	1.48
10	344 Fairmont Avenue	Colonial	4	2.1	10	\$859,000	\$859,000	\$928,000	108.03%	\$729,400	1.27
11	110 Sunset Drive	Colonial	5	2.1	43	\$1,299,000	\$1,249,000	\$1,210,000	96.88%	\$1,173,100	1.03
12	21 Runnymede Road	Custom	5	4.1	72	\$1,745,000	\$1,650,000	\$1,575,000	95.45%	\$1,286,000	1.22
13	138 Noe Avenue	Colonial	6	3.0	11	\$1,800,000	\$1,800,000	\$1,800,000	100.00%	\$1,168,500	1.54
<b>AVERAGE</b>					32	\$791,308	\$774,154	\$765,731	99.03%		1.23

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

Number of Units: 28  
 Average List Price: \$1,331,114  
 Average Days on Market: 56

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

Number of Units: 427  
 Average List Price: \$1,417,841  
 Average Days on Market: 56

# 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												32
List Price	\$774,154												\$774,154
Sales Price	\$765,731												\$765,731
SP:LP%	99.03%												99.03%
SP to AV	1.23												1.23
# Units Sold	13												13
3 Mo Rate of Ab	1.47												1.47
Active Listings	28												28
Under Contracts	27												27

## Flashback! YTD 2020 vs YTD 2021

YTD	2020	2021	% Change
DOM	62	32	-47.65%
Sales Price	\$1,635,000	\$765,731	-53.17%
LP:SP	96.21%	99.03%	2.94%
SP:AV	1.125	1.228	9.14%



YTD	2020	2021	% Change
# Units Sold	7	13	85.71%
Rate of Ab 3 Mo	4.40	1.47	-66.59%
Actives	53	28	-47.17%
Under Contracts	23	27	17.39%

## Chatham Twp. Yearly Market Trends

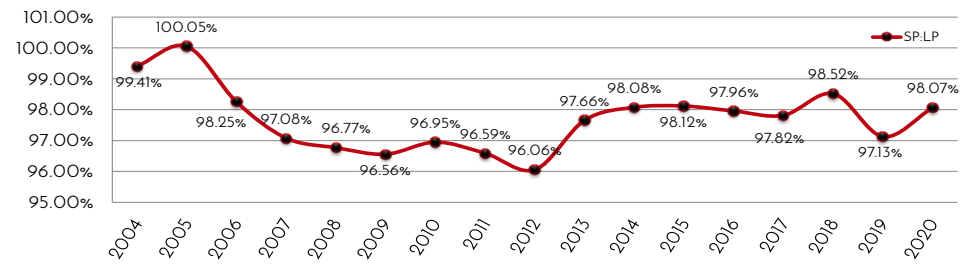
Average List Price vs. Sales Price



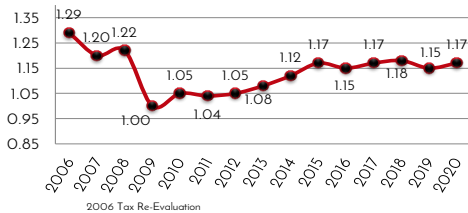
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
LP	\$655,122	\$841,583	\$955,741	\$1,080,590	\$1,012,666	\$866,267	\$939,518	\$895,719	\$933,235	\$953,162	\$1,007,503	\$1,045,004	\$1,086,303	\$1,073,298	\$1,104,439	\$1,172,851	\$1,100,931
SP	\$651,060	\$828,597	\$935,918	\$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

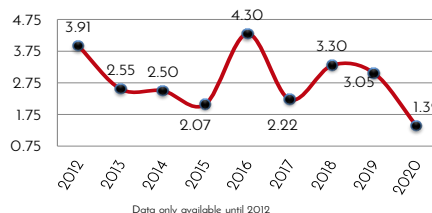
Sales Price to List Price Ratios



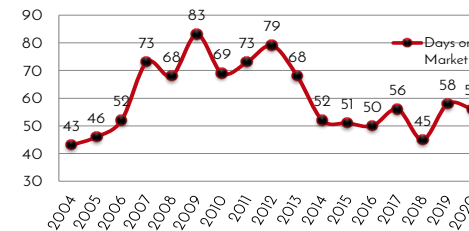
Sales Price to Assessed Value Ratio



12Month Rate of Absorption



Average Days on Market



Number of Units Sold

