

Chatham Twp.

July 2021 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	8A Sentinel Court	OneFloor	1	1.0	15	\$319,000	\$319,000	\$325,000	101.88%	\$209,800	1.55
2	20-B Kensington Road	OneFloor	1	1.1	29	\$359,000	\$359,000	\$355,000	98.89%	\$280,000	1.27
3	130 Terrace Drive	MultiFlr	1	2.0	13	\$480,000	\$445,000	\$435,000	97.75%	\$370,400	1.17
4	29 Coachlight Drive	TwnEndUn	3	2.0	10	\$499,900	\$499,900	\$485,000	97.02%	\$423,500	1.15
5	5 Henry Drive	Split Level	4	2.0	58	\$546,000	\$546,000	\$510,000	93.41%	\$417,500	1.22
6	109 Terrace Drive	TwnIntUn	2	2.0	11	\$525,000	\$525,000	\$520,000	99.05%	\$395,000	1.32
7	199 Terrace Drive	TwnEndUn	3	2.1	7	\$585,000	\$585,000	\$585,000	100.00%	\$490,000	1.19
8	16 Britten Road	Colonial	3	2.0	58	\$650,000	\$600,000	\$600,000	100.00%	\$466,000	1.29
9	379 Shunpike Road	Bi-Level	4	3.0	54	\$849,000	\$849,000	\$815,000	96.00%	\$525,500	1.55
10	15 Deer Run Circle	Colonial	4	2.1	23	\$929,000	\$929,000	\$925,000	99.57%	\$793,900	1.17
11	13 Garden Street	Colonial	4	3.1	22	\$985,000	\$985,000	\$985,000	100.00%	\$606,600	1.62
12	37 Nicholson Drive	Bi-Level	4	3.0	34	\$1,099,000	\$999,999	\$1,020,000	102.00%	\$678,900	1.50
13	80 Candace Lane	Colonial	5	2.1	9	\$1,195,000	\$1,195,000	\$1,225,000	102.51%	\$946,300	1.29
14	2 Southward Court	Colonial	5	2.2	5	\$1,150,000	\$1,150,000	\$1,266,000	110.09%	\$772,600	1.64
15	15 Wynwood Road	Colonial	4	2.1	12	\$1,350,000	\$1,350,000	\$1,410,000	104.44%	\$1,136,100	1.24
16	2 MacEvoy Avenue	Colonial	4	2.2	17	\$1,495,000	\$1,495,000	\$1,450,000	96.99%	\$1,228,600	1.18
17	401 Fairmount Avenue	Ranch	4	3.1	1	\$1,395,000	\$1,395,000	\$1,450,000	103.94%	\$793,700	1.83
18	21 Lenape Trail	Colonial	5	4.1	6	\$1,550,000	\$1,550,000	\$1,620,000	104.52%	\$976,400	1.66
19	10 Plymouth Road	Colonial	5	3.1	13	\$1,379,000	\$1,379,000	\$1,650,000	119.65%	\$865,000	1.91
20	21 Peppermill Road	Colonial	4	2.2	11	\$1,595,000	\$1,595,000	\$1,800,000	112.85%	\$1,119,100	1.61
21	16 Whitman Drive	Colonial	4	3.2	12	\$1,999,000	\$1,999,000	\$2,000,000	100.05%	\$1,316,900	1.52
22	15 Spring Street	Colonial	7	7.1	22	\$2,279,000	\$2,274,000	\$2,175,000	95.65%	\$1,669,800	1.30
23	8 Jodi Lane	Colonial	7	6.2	14	\$2,399,000	\$2,399,000	\$2,405,000	100.25%	\$1,556,700	1.54
AVERAGE					20	\$1,113,561	\$1,105,343	\$1,130,913	101.59%		1.42

"Active" Listings in Chatham Twp.

Number of Units: 43
 Average List Price: \$1,210,419
 Average Days on Market: 45

"Under Contract" Listings in Chatham Twp.

Number of Units: 48
 Average List Price: \$1,202,823
 Average Days on Market: 30

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						31
List Price	\$774,154	\$1,302,089	\$1,221,700	\$1,135,627	\$996,474	\$1,282,881	\$1,105,343						\$1,127,434
Sales Price	\$765,731	\$1,298,694	\$1,208,200	\$1,152,955	\$1,008,105	\$1,272,051	\$1,130,913						\$1,129,980
SP:LP%	99.03%	100.34%	99.39%	101.54%	101.78%	100.31%	101.59%						100.61%
SP to AV	1.23	1.14	1.22	1.18	1.25	1.29	1.42						1.27
# Units Sold	13	9	20	11	19	26	23						121
3 Mo Rate of Ab	1.47	1.98	2.85	3.00	2.31	2.29	1.75						2.24
Active Listings	28	30	39	45	41	43	40						38
Under Contracts	27	39	40	51	55	48	35						42

Flashback! YTD 2020 vs YTD 2021

YTD	2020	2021	% Change
DOM	60	31	-47.79%
Sales Price	\$1,151,965	\$1,129,980	-1.91%
LP:SP	97.98%	100.61%	2.68%
SP:AV	1.15	1.27	10.43%



YTD	2020	2021	% Change
# Units Sold	83	121	45.78%
Rate of Ab 3 Mo	5.02	1.75	-65.14%
Actives	71	40	-43.66%
Under Contracts	41	35	-14.63%

Chatham Twp. Yearly Market Trends

Average List Price vs. Sales Price

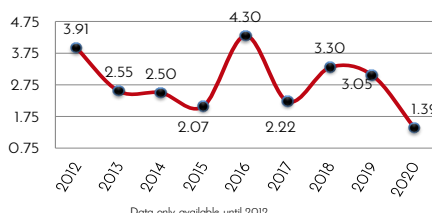


Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
LP	\$655,122	\$841,583	\$955,741	\$1,080,590	\$1,012,666	\$866,267	\$939,518	\$895,719	\$933,235	\$953,162	\$1,007,503	\$1,045,004	\$1,086,303	\$1,073,298	\$1,104,439	\$1,172,851	\$1,100,931
SP	\$651,060	\$828,597	\$935,918	\$955,000	\$976,664	\$828,318	\$906,601	\$866,988	\$891,909	\$929,478	\$984,759	\$1,020,952	\$1,044,964	\$1,044,964	\$1,104,966	\$1,104,966	\$1,073,201

Sales Price to Assessed Value Ratio

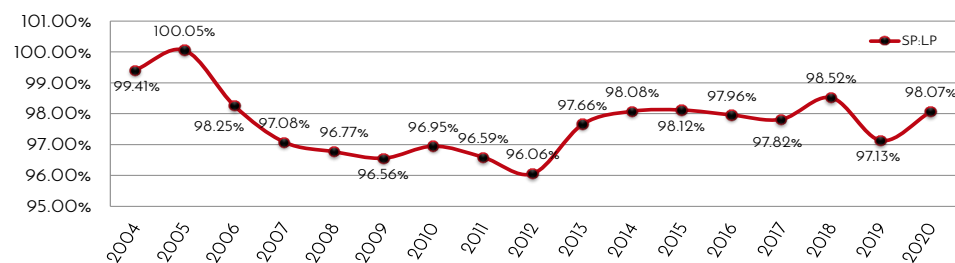


12Month Rate of Absorption

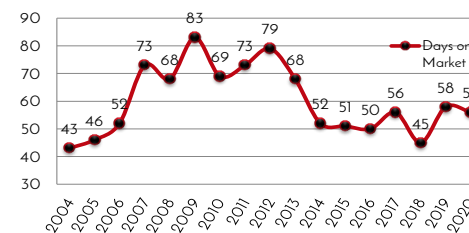


Chatham Twp. Yearly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

