

# Chatham Twp.

## May 2019 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	229 Riveredge Drive	TwnEndUn	1	1.0	7	\$319,000	\$319,000	\$319,000	100.00%	\$240,400	1.33
2	253 Riveredge Drive	OneFloor	1	1.0	18	\$325,000	\$325,000	\$325,000	100.00%	\$240,400	1.35
3	5H Heritage Drive	TwnEndUn	2	1.0	11	\$335,000	\$335,000	\$331,000	98.81%	\$282,700	1.17
4	7B Heritage Drive	OneFloor	2	2.0	18	\$345,000	\$345,000	\$340,000	98.55%	\$319,900	1.06
5	129 Terrace Drive	TwnEndUn	1	1.1	33	\$399,000	\$399,000	\$350,000	87.72%	\$374,200	0.94
6	13 Lexington Court	TwnIntUn	4	2.1	8	\$450,000	\$450,000	\$450,000	100.00%	\$424,200	1.06
7	244 Shunpike Road	CapeCod	4	2.0	44	\$450,000	\$450,000	\$475,000	105.56%	\$590,700	0.80
8	227 Riveredge Drive	TwnIntUn	3	2.1	12	\$569,000	\$569,000	\$569,000	100.00%	\$451,400	1.26
9	23 Lisa Drive	Split Level	4	2.1	34	\$799,000	\$749,000	\$735,000	98.13%	\$673,800	1.09
10	10 Lenape Trail	Colonial	3	2.1	19	\$865,000	\$865,000	\$835,000	96.53%	\$748,300	1.12
11	14 Lenape Trail	Ranch	3	2.0	9	\$799,000	\$799,000	\$857,000	107.26%	\$646,400	1.33
12	19 Thornley Drive	Colonial	4	2.1	0	\$999,000	\$999,999	\$1,050,000	105.00%	\$1,170,000	0.90
13	51 Candace Lane	Colonial	5	2.1	11	\$1,100,000	\$1,100,000	\$1,100,000	100.00%	\$891,000	1.23
14	7 Robin Hood Lane	Colonial	6	6.2	27	\$1,299,000	\$1,299,000	\$1,199,000	92.30%	\$1,830,000	0.66
15	102 Huron Drive	Colonial	4	2.1	18	\$1,299,000	\$1,299,000	\$1,325,750	102.06%	\$1,179,200	1.12
16	368 Shunpike Road	Colonial	6	5.1	161	\$1,488,000	\$1,448,000	\$1,473,000	101.73%		
17	122 Westminster Road	Colonial	5	4.0	8	\$1,445,000	\$1,445,000	\$1,535,000	106.23%	\$1,253,100	1.22
18	21 Maple Street	Colonial	7	6.1	77	\$1,669,000	\$1,669,000	\$1,850,000	110.84%		
19	21 Old Farm Road	Colonial	6	5.1	34	\$1,900,000	\$1,900,000	\$1,870,000	98.42%		
AVERAGE					29	\$887,053	\$882,368	\$894,145	100.48%		1.10

### "Active" Listings in Chatham Twp.

Number of Units: 68  
 Average List Price: \$1,473,365  
 Average Days on Market: 62

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

Number of Units: 41  
 Average List Price: \$1,261,656  
 Average Days on Market: 49

# Chatham Twp. 2019 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	84	77	63	73	29								62
List Price	\$1,061,045	\$1,089,142	\$1,226,385	\$1,281,187	\$882,368								\$1,095,243
Sales Price	\$1,017,754	\$1,046,958	\$1,190,208	\$1,230,660	\$894,145								\$1,066,859
SP:LP%	96.94%	95.88%	97.65%	96.93%	100.48%								97.85%
SP to AV	1.12	1.15	1.10	1.20	1.10								1.13
# Units Sold	11	12	13	15	19								70
3 Mo Rate of Ab	4.88	5.00	5.08	5.23	4.70								4.98
Active Listings	57	53	62	75	68								63
Under Contracts	21	29	33	37	41								32

## Flashback! YTD 2018 vs YTD 2019

YTD	2018	2019	% Change
DOM	38	62	61.20%
Sales Price	\$1,162,332	\$1,066,859	-8.21%
LP:SP	99.33%	97.85%	-1.49%
SP:AV	1.22	1.13	-7.08%



YTD	2018	2019	% Change
# Units Sold	64	70	9.38%
Rate of Ab 3 Mo	5.22	4.70	-9.96%
Actives	89	68	-23.60%
Under Contracts	39	41	5.13%

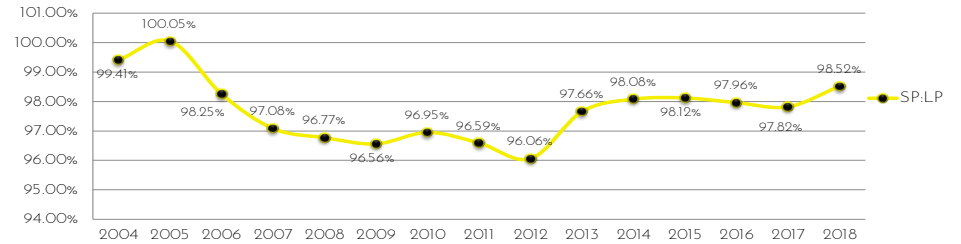
### Chatham Twp. Yearly Market Trends

Average List Price vs. Sales Price

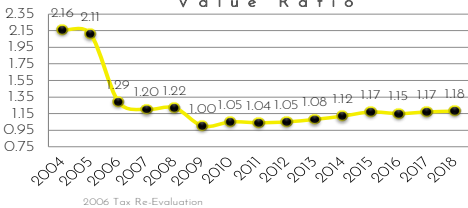


### Chatham Twp. Yearly Market Trends

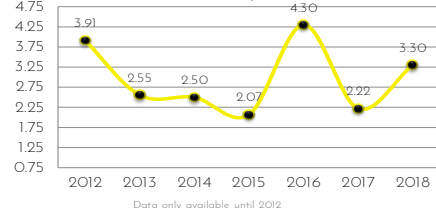
Sales Price to List Price Ratios



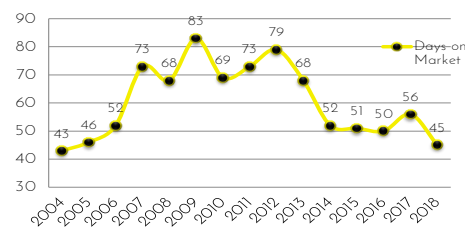
Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



Average Days on Market



Number of Units Sold

