

Chatham Twp.

June 2019 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	213 Terrace Drive	OneFloor	1	1.0	24	\$345,000	\$345,000	\$340,000	98.55%	\$300,000	1.13
2	544 Green Village Road	FixrUppr	6	4.0	0	\$600,000	\$600,000	\$383,347	63.89%	\$752,700	0.51
3	9F Heritage Drive	OneFloor	2	2.0	22	\$473,000	\$449,000	\$430,000	95.77%	\$349,500	1.23
4	178 Riveredge Drive	TwnEndUn	2	2.0	29	\$463,000	\$463,000	\$443,000	95.68%	\$395,000	1.12
5	105 Terrace Drive	TwnIntUn	2	2.0	41	\$489,000	\$489,000	\$465,000	95.09%	\$400,000	1.16
6	124 Ormont Road	Ranch	4	3.0	52	\$679,000	\$679,000	\$635,000	93.52%	\$624,200	1.02
7	662 River Road	Colonial	3	1.1	8	\$598,000	\$598,000	\$644,000	107.69%	\$533,600	1.21
8	554 Fairmount Avenue	Colonial	3	2.1	302	\$835,000	\$785,000	\$757,500	96.50%	\$663,600	1.14
9	231 Shunpike Road	Colonial	4	2.1	36	\$929,000	\$885,000	\$865,000	97.74%	\$753,800	1.15
10	21 Falmouth Road	Colonial	4	2.0	16	\$900,000	\$900,000	\$935,000	103.89%	\$701,000	1.33
11	118 Glenmere Drive	Colonial	4	2.0	13	\$965,000	\$965,000	\$965,000	100.00%	\$1,061,100	0.91
12	8 Lisa Drive	Colonial	4	2.1	16	\$949,000	\$949,000	\$986,000	103.90%	\$756,100	1.30
13	29 Huron Drive	Colonial	4	3.1	72	\$1,089,000	\$1,059,000	\$1,040,000	98.21%	\$1,107,600	0.94
14	21 Pembroke Road	Colonial	4	3.1	61	\$1,149,000	\$1,149,000	\$1,107,000	96.34%	\$781,800	1.42
15	11 Brentwood Road	Colonial	4	2.1	11	\$1,175,000	\$1,175,000	\$1,175,000	100.00%	\$989,700	1.19
16	51 Ormont Road	Colonial	6	5.1	11	\$1,249,000	\$1,249,000	\$1,242,500	99.48%	\$871,400	1.43
17	16 Tree Top Lane	Colonial	5	3.2	0	\$1,349,000	\$1,349,000	\$1,325,000	98.22%	\$1,330,400	1.00
18	57 May Drive	Split Level	4	2.1	10	\$1,345,000	\$1,345,000	\$1,345,000	100.00%	\$920,000	1.46
19	4 Crestwood Drive	Split Level	4	2.1	32	\$1,399,000	\$1,399,000	\$1,350,000	96.50%	\$872,100	1.55
20	94 Van Houton Avenue	Colonial	5	4.1	39	\$1,419,000	\$1,419,000	\$1,400,000	98.66%	\$1,242,100	1.13

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21	31 MOUNTAINVIEW ROAD	Colonial	4	4.0	81	\$1,549,000	\$1,499,000	\$1,470,000	98.07%	\$1,287,500	1.14
22	29 PEPPERMILL ROAD	Colonial	5	3.1	15	\$1,485,000	\$1,485,000	\$1,485,000	100.00%	\$1,155,600	1.29
23	361 SHUNPIKE ROAD	Colonial	5	4.1	47	\$1,775,000	\$1,775,000	\$1,650,000	92.96%	\$1,497,000	1.10
24	10 COBBLESTONE COURT	Colonial	6	4.2	164	\$1,835,000	\$1,799,000	\$1,750,000	97.28%	\$1,575,500	1.11
25	14 COUNTRY CLUB DRIVE	Colonial	6	4.2	114	\$2,340,000	\$2,195,000	\$1,875,000	85.42%	\$2,082,400	0.90
AVERAGE					49	\$1,095,320	\$1,080,160	\$1,042,534	96.53%		1.15

"Active" Listings in Chatham Twp.

Number of Units: 77
 Average List Price: \$1,392,886
 Average Days on Market: 67

"Under Contract" Listings in Chatham Twp.

Number of Units: 23
 Average List Price: \$1,284,343
 Average Days on Market: 60

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	49							58
List Price	\$1,061,045	\$1,089,142	\$1,226,385	\$1,281,187	\$882,368	\$1,080,160							\$ 1,091,274
Sales Price	\$1,017,754	\$1,046,958	\$1,190,208	\$1,230,660	\$894,145	\$1,042,534							\$1,060,458
SP:LP%	96.94%	95.88%	97.65%	96.93%	100.48%	96.53%							97.50%
SP to AV	1.12	1.15	1.10	1.20	1.10	1.15							1.14
# Units Sold	11	12	13	15	19	25							95
3 Mo Rate of Ab	4.88	5.00	5.08	5.23	4.70	4.12							4.84
Active Listings	57	53	62	75	68	77							65
Under Contracts	21	29	33	37	41	23							31

Flashback! YTD 2018 vs YTD 2019

YTD	2018	2019	% Change
DOM	40	58	44.52%
Sales Price	\$1,151,622	\$1,060,458	-7.92%
LP:SP	98.95%	97.50%	-1.46%
SP:AV	1.20	1.14	-5.11%



YTD	2018	2019	% Change
# Units Sold	88	95	7.95%
Rate of Ab 3 Mo	4.28	4.12	-3.74%
Actives	86	77	-10.47%
Under Contracts	38	23	-39.47%

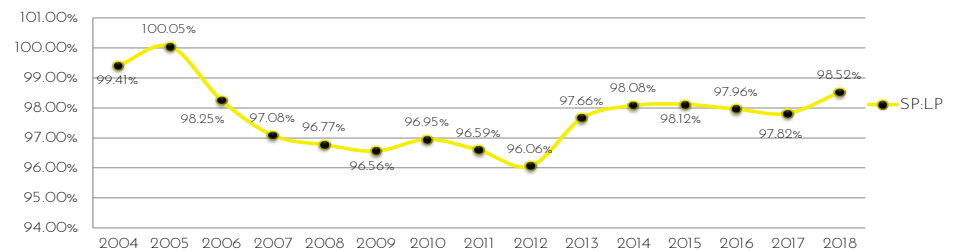
Chatham Twp. Yearly Market Trends

Average List Price vs. Sales Price

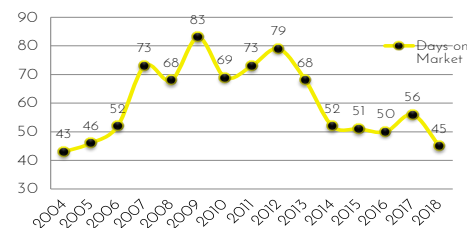


Chatham Twp. Yearly Market Trends

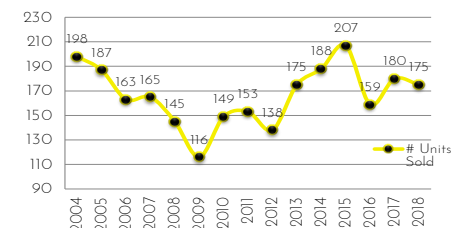
Sales Price to List Price Ratios



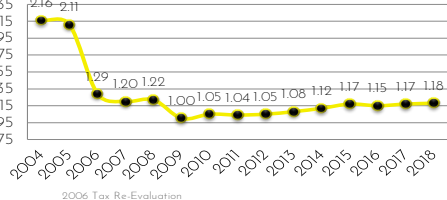
Average Days on Market



Number of Units Sold



Sales Price to Assessed Value Ratio



12 Month Rate of Absorption

