

Chatham Twp.

July 2019 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	242 Riveredge Drive	TwnIntUn	1	1.0	23	\$359,000	\$359,000	\$353,500	98.47%	\$304,400	1.16
2	15-G Kensington Road	OneFloor	2	2.0	15	\$360,000	\$360,000	\$355,000	98.61%	\$320,000	1.11
3	109 Terrace Drive	TwnIntUn	2	2.0	30	\$539,000	\$519,000	\$515,000	99.23%	\$395,000	1.30
4	34 Meyersville Road	CapeCod	4	2.1	15	\$629,000	\$629,000	\$639,000	101.59%	\$523,100	1.22
5	581 River Road	Colonial	4	2.1	186	\$1,118,000	\$1,118,000	\$650,000	58.14%	\$820,200	0.79
6	10 Stonewyck Drive	Colonial	5	2.1	97	\$849,000	\$809,900	\$810,000	100.01%	\$668,500	1.21
7	25 Cypress Road	Colonial	5	2.1	28	\$924,500	\$924,500	\$895,000	96.81%	\$784,600	1.14
8	63 Hall Road	Colonial	4	2.2	77	\$1,185,000	\$1,135,000	\$1,065,000	93.83%	\$1,279,800	0.83
9	3 Yarmouth Road	Colonial	4	3.0	45	\$1,175,000	\$1,145,000	\$1,100,000	96.07%	\$797,300	1.38
10	6 Lenape Trail	Colonial	4	2.1	65	\$1,490,000	\$1,399,000	\$1,300,000	92.92%	\$822,300	1.58
11	10 Sycamore Drive	Colonial	5	3.2	44	\$2,100,000	\$2,100,000	\$1,900,000	90.48%	\$1,552,300	1.22
12	4 Joanna Way	Colonial	6	6.1	62	\$2,499,000	\$2,399,000	\$2,250,000	93.79%		
13	43 Westminster Road	Colonial	7	6.1	137	\$2,595,000	\$2,545,000	\$2,450,000	96.27%		
14	61 Rolling Hill Drive	Colonial	5	5.1	8	\$2,499,000	\$2,499,000	\$2,499,000	100.00%	\$2,288,100	1.09
AVERAGE					59	\$1,308,679	\$1,281,529	\$1,198,679	94.02%		1.17

"Active" Listings in Chatham Twp.

Number of Units: 62
 Average List Price: \$1,512,272
 Average Days on Market: 80

"Under Contract" Listings in Chatham Twp.

Number of Units: 21
 Average List Price: \$1,052,471
 Average Days on Market: 48

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	59						58
List Price	\$1,061,045	\$1,089,142	\$1,226,385	\$1,281,187	\$882,368	\$1,080,160	\$1,281,529						\$ 1,115,710
Sales Price	\$1,017,754	\$1,046,958	\$1,190,208	\$1,230,660	\$894,145	\$1,042,534	\$1,198,679						\$ 1,078,211
SP:LP%	96.94%	95.88%	97.65%	96.93%	100.48%	96.53%	94.02%						97.06%
SP to AV	1.12	1.15	1.10	1.20	1.10	1.15	1.17						1.14
# Units Sold	11	12	13	15	19	25	14						109
3 Mo Rate of Ab	4.88	5.00	5.08	5.23	4.70	4.12	3.53						4.65
Active Listings	57	53	62	75	68	77	62						65
Under Contracts	21	29	33	37	41	23	21						29

Flashback! YTD 2018 vs YTD 2019

YTD	2018	2019	% Change
DOM	43	58	35.26%
Sales Price	\$1,131,380	\$1,078,211	-4.70%
LP:SP	98.93%	97.06%	-1.90%
SP:AV	1.19	1.14	-3.89%



YTD	2018	2019	% Change
# Units Sold	106	109	2.83%
Rate of Ab 3 Mo	3.90	3.53	-9.49%
Actives	80	62	-22.50%
Under Contracts	34	21	-38.24%

Chatham Twp. Yearly Market Trends

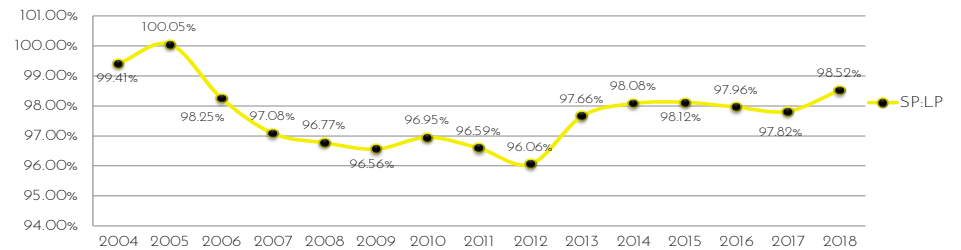
Average List Price vs. Sales Price



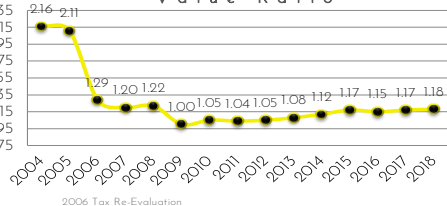
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
LP	\$655,122	\$841,583	\$955,741	\$1,080,590	\$1,012,666	\$866,267	\$939,518	\$895,716	\$933,235	\$953,162	\$1,007,505	\$1,045,004	\$1,086,303	\$1,073,298	\$1,104,439
SP	\$651,060	\$828,597	\$935,918	\$995,000	\$976,664	\$828,318	\$906,601	\$866,988	\$891,909	\$929,478	\$984,759	\$1,020,952	\$1,059,894	\$1,044,964	\$1,086,993

Chatham Twp. Yearly Market Trends

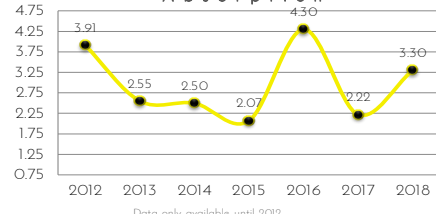
Sales Price to List Price Ratios



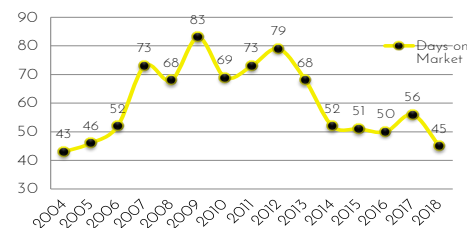
Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



Average Days on Market



Number of Units Sold

