Chatham Twp.

April 2018 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	197 Riveredge Drive	TwnIntUn	1	1.0	9	$317,000	$317,000	$311,500	98.26%	$244,600	1.27
2	10A Sentinel Court	OneFloor	1	1.0	9	$349,900	$349,900	$375,000	107.17%	$255,000	1.47
3	7G Canterbury Road	OneFloor	2	2.0	120	$410,000	$405,000	$390,000	96.30%	$320,000	1.22
4	271 Shunpike Road	Split Level	3	2.1	9	$725,000	$725,000	$800,000	110.34%	$499,300	1.60
5	9 Mountainview Road	CapeCod	3	1.1	9	$925,000	$925,000	$925,000	100.00%	$554,800	1.67
6	88 Ormont Road	Ranch	4	3.0	16	$950,000	$950,000	$950,000	100.00%	$617,500	1.54
7	298 Fairmount Avenue	Colonial	4	2.1	8	$1,045,000	$1,045,000	$1,042,500	99.76%	$723,900	1.44
8	52 Edgewood Road	Colonial	4	3.0	12	$1,249,000	$1,249,000	$1,200,000	96.08%	$925,200	1.30
9	41 Lisa Drive	Colonial	4	2.1	9	$1,199,000	$1,199,000	$1,204,000	100.42%	$851,200	1.41
10	5 Magnolia Place	TwnIntUn	3	3.1	86	$1,299,000	$1,299,000	$1,230,000	94.69%	$1,159,900	1.06
11	4 Crestwood Drive	Split Level	4	2.1	18	$1,250,000	$1,250,000	$1,270,000	101.60%	$872,100	1.46
12	9 Tree Top Lane	Colonial	4	3.2	37	$1,450,000	$1,395,000	$1,360,000	97.49%	$1,569,500	0.87
13	49 Meyersville Road	Colonial	5	4.1	296	$1,825,000	$1,675,000	$1,565,000	93.43%	$1,682,800	0.93
14	3 Southward Court	Colonial	6	5.1	153	$2,275,000	$2,175,000	$2,050,000	94.25%		
15	1 Linden Lane	Colonial	7	6.1	149	$2,599,000	$2,399,000	$2,325,000	96.92%		
16	8 Loantaka Lane North	Colonial	5	5.2	15	$2,699,000	$2,699,000	$2,750,000	101.89%	$2,179,800	1.26
	AVERAGE				60	$1,285,431	$1,253,556	$1,234,250	99.29%	$889,686	1.32

"ACTIVE" Listings in Chatham Twp.

Number of Units:	**76**
Average List Price:	**$1,378,041**
Average Days on Market:	**46**

"UNDER CONTRACT" Listings in Chatham Twp.

Number of Units:	**38**
Average List Price:	**$1,241,316**
Average Days on Market:	**47**

Chatham Twp. 2018 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	44	37	20	60									42
List Price	$1,298,875	$995,400	$1,064,915	$1,253,556									$1,173,067
Sales Price	$1,286,000	$974,200	$1,070,923	$1,234,250									$1,162,595
Sales Price as a % of List Price	98.98%	98.60%	100.04%	99.29%									99.38%
Sales Price to Assessed Value	1.10	1.17	1.22	1.32									1.23
# Units Sold	8	5	13	16									42
Active Listings	52	63	69	76									65
Under Contracts	16	29	33	38									29

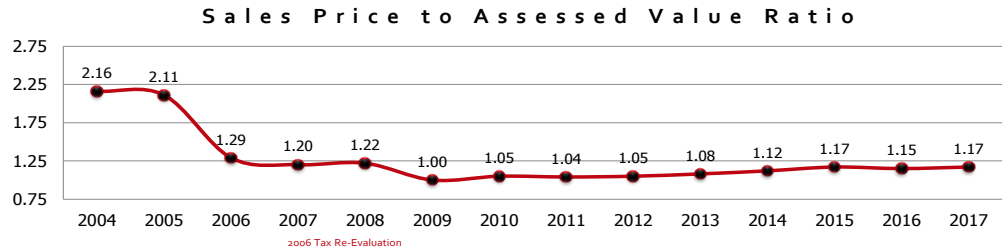
Flashback! YTD 2017 vs YTD 2018

YTD	2017	2018	% Change
Days on Market	73	42	-42.65%
Sales Price	$980,689	$1,162,595	18.55%
Sales Price to Assessed Value	1.134	1.232	8.56%

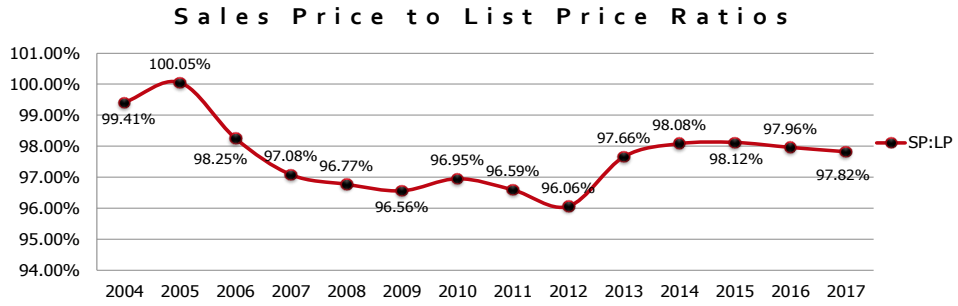
YTD	2017	2018	% Change
# Units Sold	45	42	-6.67%
Active Listings	72	76	5.56%
Under Contracts	45	38	-15.56%

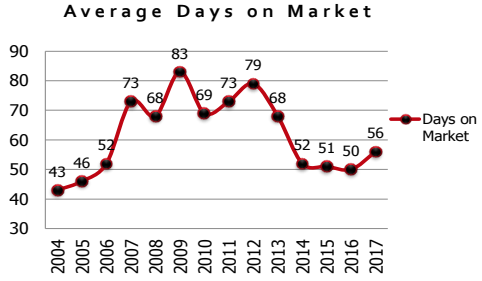
Chatham Twp. Yearly Market Trends

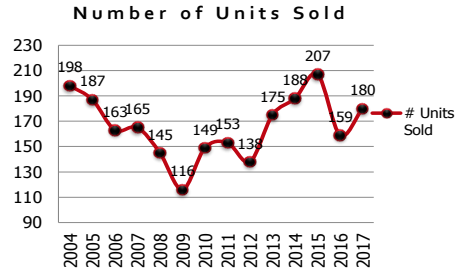
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
LP	$655,122	$841,583	$955,741	$1,080,590	$1,012,666	$866,267	$939,518	$895,716	$933,235	$953,162	$1,007,505	$1,045,004	$1,086,303	$1,073,298
SP	$651,060	$828,597	$935,918	$995,000	$976,664	$828,318	$906,601	$866,988	$891,909	$929,478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



Chatham Twp. Yearly Market Trends







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Not intended to solicit a property already listed.