

# Chatham Twp.

## August 2022 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	12H Heritage Drive	OneFloor	1	1.0	16	\$358,000	\$358,000	\$370,500	103.49%	\$282,700	1.31
2	16I Heritage Drive	OneFloor	2	2.0	16	\$380,000	\$380,000	\$400,000	105.26%	\$320,800	1.25
3	145 Riveredge Drive	TwnIntUn	1	1.0	12	\$385,000	\$385,000	\$410,000	106.49%	\$307,100	1.34
4	114 Riveredge Drive	MultiFlr	2	2.0	13	\$495,000	\$495,000	\$550,000	111.11%	\$395,100	1.39
5	761 River Road	Split Level	3	2.0	13	\$615,000	\$615,000	\$600,000	97.56%	\$475,700	1.26
6	3 Lexington Court	TwnIntUn	3	2.1	10	\$575,000	\$575,000	\$615,000	106.96%	\$433,500	1.42
7	307 Riveredge Drive	MultiFlr	3	2.1	24	\$585,000	\$585,000	\$621,000	106.15%	\$451,400	1.38
8	11 Fairfax Terrace	Colonial	4	2.1	10	\$750,000	\$750,000	\$975,000	130.00%	\$750,700	1.30
9	85 Van Houton Avenue	Colonial	4	3.1	19	\$1,350,000	\$1,350,000	\$1,350,000	100.00%	\$1,065,900	1.27
10	2 Molino Drive	Colonial	4	4.1	30	\$1,425,000	\$1,425,000	\$1,385,000	97.19%	\$1,100,000	1.26
11	41 Glenmere Drive	Colonial	5	4.0	18	\$1,350,000	\$1,350,000	\$1,450,000	107.41%	\$1,062,000	1.37
12	11 Poplar Lane	TwnIntUn	3	4.0	24	\$1,595,000	\$1,595,000	\$1,550,000	97.18%	\$1,183,600	1.31
13	328 Fairmount Avenue	Colonial	5	4.1	34	\$1,550,000	\$1,550,000	\$1,632,500	105.32%	\$867,200	1.88
14	59 Candace Lane	Colonial	6	3.1	5	\$1,495,000	\$1,495,000	\$1,645,000	110.03%	\$1,077,800	1.53
15	10 Lake Road	LakeStyl	5	4.1	10	\$1,699,000	\$1,699,000	\$1,675,000	98.59%		
16	131 Highland Avenue	Colonial	4	2.1	8	\$1,695,000	\$1,695,000	\$1,720,000	101.47%	\$1,290,900	1.33
17	10 Peppermill Road	Colonial	5	2.1	42	\$1,749,000	\$1,749,000	\$1,800,000	102.92%	\$1,088,400	1.65
18	171 Lafayette Avenue	Colonial	5	5.1	12	\$2,175,000	\$2,175,000	\$2,200,000	101.15%	\$1,575,000	1.40
19	2 Linden Lane	Colonial	6	6.2	1	\$2,820,000	\$2,820,000	\$2,820,000	100.00%	\$2,426,200	1.16
20	107 Highland Avenue	Colonial	7	6.1	17	\$2,998,000	\$2,998,000	\$3,150,000	105.07%	\$2,292,400	1.37
21	33 Pine Street	Colonial	6	7.1	2	\$3,300,000	\$3,300,000	\$3,300,000	100.00%		
AVERAGE					16	\$1,397,333	\$1,397,333	\$1,439,000	104.45%		1.38

### "Active" Listings in Chatham Twp.

Number of Units: 28  
Average List Price: \$1,731,915  
Average Days on Market: 66

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

Number of Units: 34  
Average List Price: \$1,256,854  
Average Days on Market: 67

# Chatham Twp. 2022 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	43	81	19	26	24	15	19	16					30
List Price	\$1,146,660	\$1,096,694	\$1,629,000	\$973,861	\$1,527,564	\$1,555,867	\$1,084,700	\$1,397,333					\$1,270,205
Sales Price	\$1,155,533	\$1,114,761	\$1,661,278	\$1,017,554	\$1,566,136	\$1,652,517	\$1,137,256	\$1,439,000					\$1,313,015
SP:LP%	100.21%	100.63%	103.63%	103.48%	103.54%	106.78%	104.96%	104.45%					103.61%
SP to AV	1.28	1.32	1.41	1.32	1.56	1.49	1.44	1.38					1.40
# Units Sold	15	16	9	14	14	15	27	21					131
3 Mo Rate of Ab	1.56	1.53	1.93	2.41	3.63	2.85	1.96	1.35					2.15
Active Listings	24	27	23	31	44	37	34	28					31
Under Contracts	28	23	36	41	42	50	39	34					37

## Flashback! YTD 2021 vs YTD 2022

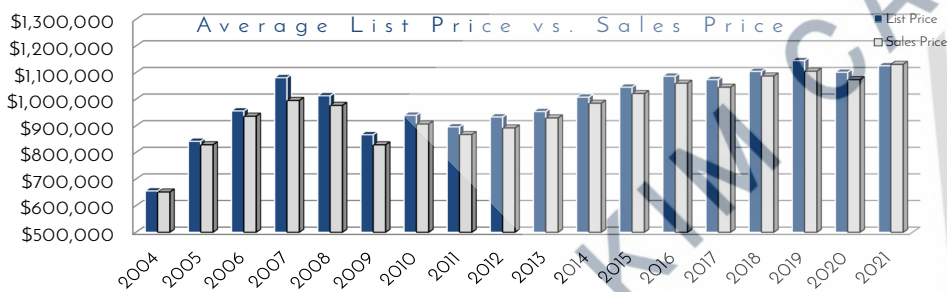
YTD	2021	2022	% Change
DOM	31	30	-3.92%
Sales Price	\$1,129,336	\$1,313,015	16.26%
LP:SP	100.88%	103.61%	2.70%
SP:AV	1.28	1.40	9.16%

Prominent Properties

Sotheby's  
INTERNATIONAL REALTY

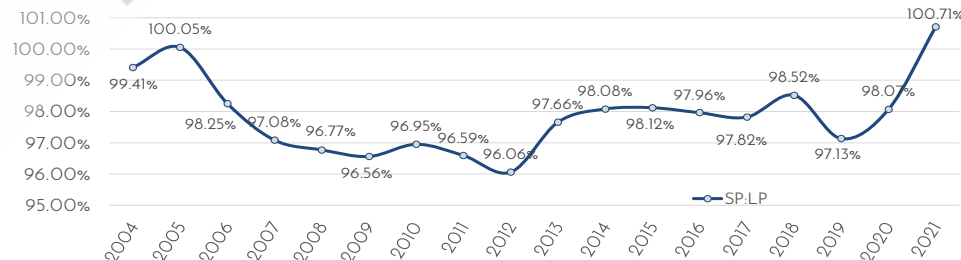
YTD	2021	2022	% Change
# Units Sold	146	131	-10.27%
Rate of Ab 3 Mo	1.46	1.35	-7.53%
Actives	36	28	-22.22%
Under Contracts	27	34	25.93%

## Chatham Twp. Yearly Market Trends



## Chatham Twp. Yearly Market Trends

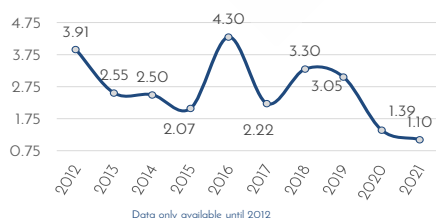
### Sales Price to List Price Ratios



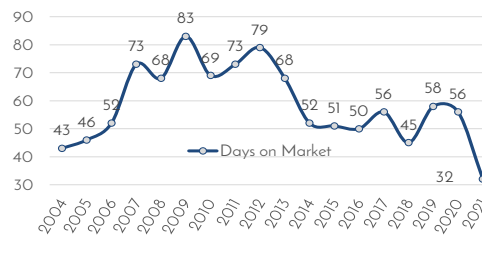
### Sales Price to Assessed Value Ratio



### 12 Month Rate of Absorption



### Average Days on Market



### Number of Units Sold

