

# Chatham Twp.

## January 2022 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	16D Heritage Drive	TwnIntUn	1	1.0	15	\$309,000	\$309,000	\$315,000	101.94%	\$245,700	1.28
2	18C Heritage Drive	FirstFlr	1	1.0	89	\$358,000	\$343,000	\$343,000	100.00%	\$245,500	1.40
3	8B Heritage Drive	TwnIntUn	1	1.0	21	\$345,000	\$345,000	\$345,000	100.00%	\$245,500	1.41
4	407 River Road	CapeCod	2	1.0	78	\$425,000	\$425,000	\$425,000	100.00%	\$450,200	0.94
5	2 Cedar Lane	CapeCod	3	2.0	33	\$499,900	\$499,900	\$430,000	86.02%	\$429,100	1.00
6	112 Meyersville Road	Ranch	3	3.0	20	\$650,000	\$650,000	\$650,000	100.00%	\$534,200	1.22
7	2 Yarmouth Road	CapeCod	3	2.1	17	\$895,000	\$895,000	\$895,000	100.00%	\$660,200	1.36
8	176 Southern Boulevard	Colonial	5	3.0	16	\$895,000	\$895,000	\$960,000	107.26%	\$621,000	1.55
9	101 Highland Avenue	RanchExp	3	2.1	90	\$1,100,000	\$1,100,000	\$1,130,000	102.73%	\$746,300	1.51
10	115 Van Houton Avenue	Colonial	4	3.1	14	\$1,399,000	\$1,399,000	\$1,485,000	106.15%	\$1,269,100	1.17
11	35 Sterling Drive	TwnIntUn	4	4.1	18	\$1,650,000	\$1,650,000	\$1,650,000	100.00%	\$1,108,700	1.49
12	711 Shunpike Road	Colonial	5	4.1	133	\$1,950,000	\$1,750,000	\$1,680,000	96.00%	\$1,600,000	1.05
13	5 Rockledge Trail	Colonial	5	5.1	67	\$1,799,000	\$1,749,000	\$1,680,000	96.05%	\$1,141,100	1.47
14	46 Dellwood Avenue	Colonial	6	5.1	10	\$2,195,000	\$2,195,000	\$2,350,000	107.06%	\$1,903,700	1.23
15	38 Rolling Hill Drive	Colonial	6	6.2	21	\$2,995,000	\$2,995,000	\$2,995,000	100.00%	\$2,755,400	1.09
AVERAGE					43	\$1,164,327	\$1,146,660	\$1,155,533	100.21%		1.28

### "Active" Listings in Chatham Twp.

Number of Units:	24
Average List Price:	\$1,512,108
Average Days on Market:	88

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

Number of Units:	28
Average List Price:	\$1,292,500
Average Days on Market:	69

# 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												43
List Price	\$1,146,660												\$1,146,660
Sales Price	\$1,155,533												\$1,155,533
SP:LP%	100.21%												100.21%
SP to AV	1.28												1.28
# Units Sold	15												15
3 Mo Rate of Ab	1.56												1.56
Active Listings	24												24
Under Contracts	28												28

## Flashback! YTD 2021 vs YTD 2022

YTD	2021	2022	% Change
DOM	32	43	32.48%
Sales Price	\$765,731	\$1,155,533	50.91%
LP:SP	99.03%	100.21%	1.19%
SP:AV	1.23	1.28	4.03%

Prominent Properties  
**Sotheby's**  
INTERNATIONAL REALTY

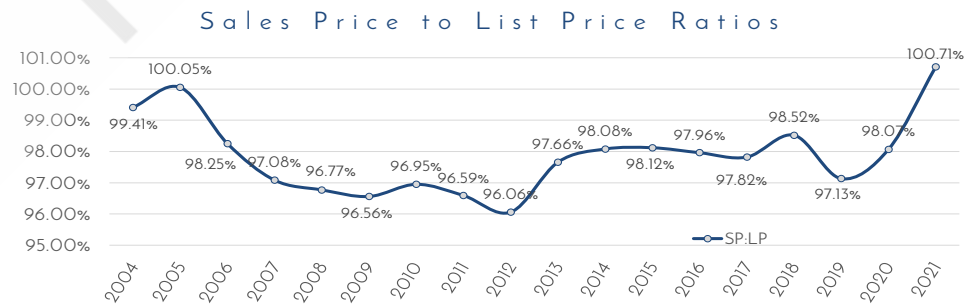
YTD	2021	2022	% Change
# Units Sold	13	15	15.38%
Rate of Ab 3 Mo	1.47	1.56	6.12%
Actives	28	24	-14.29%
Under Contracts	27	28	3.70%

## Chatham Twp. Yearly Market Trends

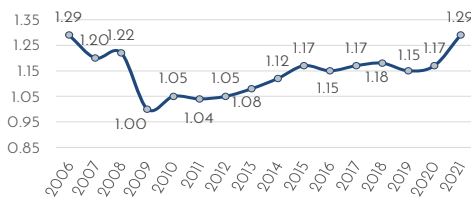


Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
LP	\$655,122	\$841,583	\$955,741	\$1,080,590	\$1,012,666	\$866,267	\$939,518	\$895,719	\$933,235	\$953,162	\$1,007,505	\$1,045,004	\$1,086,303	\$1,104,439	\$1,172,851	\$1,100,931	\$1,125,536	
SP	\$651,060	\$828,597	\$935,918	\$976,664	\$828,318	\$906,601	\$866,988	\$891,909	\$929,478	\$984,759	\$1,020,952	\$1,044,964	\$1,044,964	\$1,073,201	\$1,130,684			

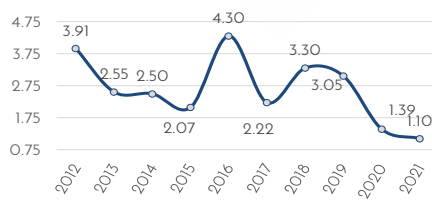
## Chatham Twp. Yearly Market Trends



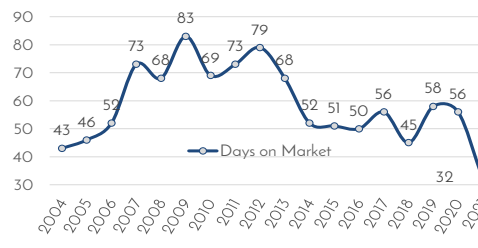
### Sales Price to Assessed Value Ratio



### 12 Month Rate of Absorption



### Average Days on Market



### Number of Units Sold

