

# Chatham Twp.

## July 2022 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Assessment	SP:AV
1	187 Terrace Drive	OneFloor	1	1.0	22	\$350,000	\$350,000	\$355,000	101.43%	\$240,000	1.48
2	14E Kensington Road	OneFloor	1	1.1	12	\$365,000	\$365,000	\$370,000	101.37%	\$280,000	1.32
3	3 Hillside Road	CapeCod	3	2.0	91	\$599,000	\$499,000	\$465,000	93.19%	\$457,600	1.02
4	537 River Road	Colonial	3	1.1	18	\$489,000	\$489,000	\$500,000	102.25%	\$562,700	0.89
5	201 Heritage Drive	OneFloor	2	2.0	13	\$430,000	\$430,000	\$510,000	118.60%	\$350,000	1.46
6	178 Riveredge Drive	TwnEndUn	2	2.0	4	\$499,900	\$499,900	\$528,900	105.80%	\$395,000	1.34
7	44 Canterbury Road	TwnIntUn	3	2.1	31	\$625,000	\$549,000	\$549,000	100.00%	\$549,800	1.00
8	122 Riveredge Drive	TwnEndUn	2	2.0	13	\$495,000	\$495,000	\$551,000	111.31%	\$395,000	1.39
9	493 Shunpike Road	Colonial	2	2.0	49	\$545,000	\$545,000	\$560,000	102.75%	\$440,100	1.27
10	119 Riveredge Drive	TwnIntUn	3	2.1	22	\$700,000	\$650,000	\$650,000	100.00%	\$451,400	1.44
11	3 Long Hill Lane	CapeCod	3	3.0	8	\$849,000	\$849,000	\$875,000	103.06%	\$489,300	1.79
12	212 Southern Boulevard	Ranch	3	2.1	25	\$839,000	\$839,000	\$925,000	110.25%	\$552,600	1.67
13	362 Fairmount Avenue	CapeCod	5	3.0	13	\$949,000	\$949,000	\$999,999	105.37%	\$647,200	1.55
14	419 Fairmount Avenue	Custom	5	3.1	33	\$1,225,000	\$1,225,000	\$1,100,000	89.80%	\$898,400	1.22
15	88 Britten Road	Colonial	4	2.1	13	\$1,275,000	\$1,275,000	\$1,275,000	100.00%	\$775,000	1.65
16	51 Johnson Drive	Colonial	4	2.1	11	\$1,175,000	\$1,175,000	\$1,356,000	115.40%	\$887,500	1.53
17	42 Runnymede Road	CapeCod	5	3.2	1	\$1,400,000	\$1,400,000	\$1,400,000	100.00%	\$857,400	1.63
18	33 Oak Hill Road	Custom	6	5.0	9	\$1,435,000	\$1,435,000	\$1,435,000	100.00%	\$977,400	1.47
19	11 Maple Road	Custom	5	3.1	16	\$1,325,000	\$1,325,000	\$1,461,000	110.26%	\$973,000	1.50
20	78 Thornley Drive	Colonial	4	2.1	1	\$1,400,000	\$1,400,000	\$1,600,000	114.29%	\$1,098,100	1.46

Prominent  
Properties

Sotheby's  
INTERNATIONAL REALTY

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Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
21	48 Lisa Drive	Colonial	4	2.1	20	\$1,249,000	\$1,249,000	\$1,605,000	128.50%	\$846,000	1.90
22	209 Lafayette Avenue	Colonial	7	5.1	24	\$1,685,000	\$1,685,000	\$1,655,000	98.22%	\$1,538,400	1.08
23	159 Meyersville Road	Colonial	5	3.1	9	\$1,635,000	\$1,635,000	\$1,745,000	106.73%	\$1,050,000	1.66
24	1 Crestwood Drive	Colonial	4	3.1	8	\$1,650,000	\$1,650,000	\$1,825,000	110.61%		
25	30 Rose Terrace	Custom	4	3.1	0	\$1,699,000	\$1,699,000	\$1,825,000	107.42%	\$1,154,100	1.58
26	5 Dogwood Drive	Colonial	5	4.1	32	\$1,950,000	\$1,950,000	\$1,860,000	95.38%	\$1,200,000	1.55
27	22 Peppermill Road	Custom	5	4.2	15	\$2,675,000	\$2,675,000	\$2,725,000	101.87%	\$1,731,000	1.57
AVERAGE					19	\$1,093,070	\$1,084,700	\$1,137,256	104.96%		1.44

### "Active" Listings in Chatham Twp.

Number of Units: 34  
 Average List Price: \$1,628,620  
 Average Days on Market: 61

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

Number of Units: 39  
 Average List Price: \$1,457,378  
 Average Days on Market: 58

# 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						32
List Price	\$1,146,660	\$1,096,694	\$1,629,000	\$973,861	\$1,527,564	\$1,555,867	\$1,084,700						\$1,245,935
Sales Price	\$1,155,533	\$1,114,761	\$1,661,278	\$1,017,554	\$1,566,136	\$1,652,517	\$1,137,256						\$1,288,963
SP:LP%	100.21%	100.63%	103.63%	103.48%	103.54%	106.78%	104.96%						103.45%
SP to AV	1.28	1.32	1.41	1.32	1.56	1.49	1.44						1.41
# Units Sold	15	16	9	14	14	15	27						110
3 Mo Rate of Ab	1.56	1.53	1.93	2.41	3.63	2.85	1.96						2.27
Active Listings	24	27	23	31	44	37	34						31
Under Contracts	28	23	36	41	42	50	39						37

## Flashback! YTD 2021 vs YTD 2022

YTD	2021	2022	% Change
DOM	31	32	3.18%
Sales Price	\$1,129,980	\$1,288,963	14.07%
LP:SP	100.61%	103.45%	2.83%
SP:AV	1.27	1.41	10.54%

Prominent Properties  
**Sotheby's**  
INTERNATIONAL REALTY

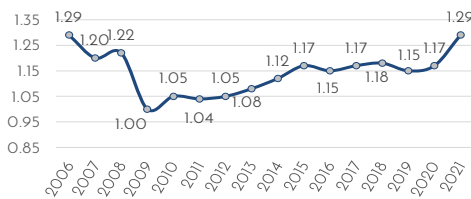
YTD	2021	2022	% Change
# Units Sold	121	110	-9.09%
Rate of Ab 3 Mo	0.83	1.96	136.14%
Actives	40	34	-15.00%
Under Contracts	35	39	11.43%

## Chatham Twp. Yearly Market Trends

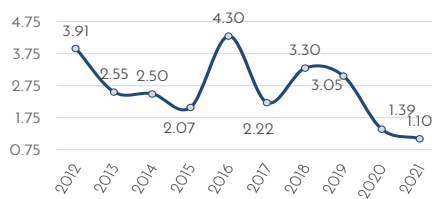


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
LP	\$655,122	\$841,583	\$955,741	\$1,080,590	\$1,012,666	\$866,267	\$935,518	\$895,719	\$933,235	\$953,162	\$1,007,505	\$1,045,004	\$1,086,303	\$1,073,298	\$1,104,439	\$1,172,851	\$1,100,931	\$1,125,536
SP	\$651,060	\$828,597	\$935,918	\$955,000	\$976,664	\$828,318	\$906,601	\$866,988	\$891,909	\$929,478	\$984,759	\$1,020,952	\$1,020,952	\$1,044,964	\$1,104,964	\$1,104,968	\$1,073,201	\$1,130,684

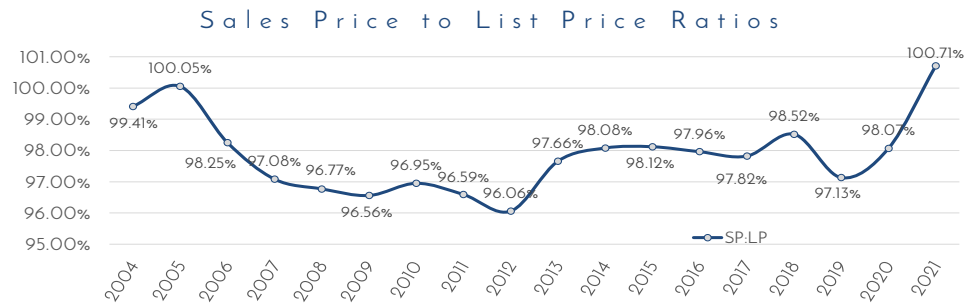
### Sales Price to Assessed Value Ratio



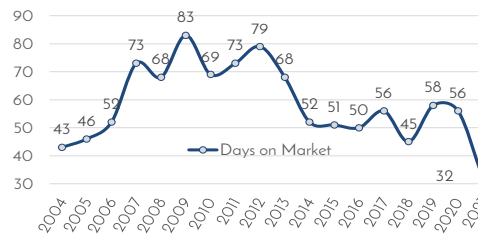
### 12 Month Rate of Absorption



## Chatham Twp. Yearly Market Trends



### Average Days on Market



### Number of Units Sold

