

Chatham Twp.

November 2022 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	6D Heritage Drive	FirstFlr	1	1.0	13	\$349,900	\$349,900	\$357,000	102.03%	\$245,700	1.45
2	248 Riveredge Drive	TwnIntUn	2	1.0	65	\$479,000	\$465,000	\$457,500	98.39%	\$322,700	1.42
3	235 Terrace Drive	MultiFlr	2	2.0	13	\$495,000	\$495,000	\$495,000	100.00%	\$395,000	1.25
4	169 Terrace Drive	TwnEndUn	3	2.1	38	\$610,000	\$585,000	\$580,000	99.15%	\$490,000	1.18
5	223 Riveredge Drive	TwnEndUn	3	2.1	48	\$645,000	\$610,000	\$610,000	100.00%	\$489,800	1.25
6	121 Southern Boulevard	Ranch	3	2.0	9	\$890,000	\$890,000	\$850,000	95.51%	\$555,300	1.53
7	93 Sunset Drive	RanchRas	6	3.1	75	\$949,000	\$899,999	\$875,000	97.22%	\$803,600	1.09
8	129 Treadwell Avenue	RanchExp	4	4.0	154	\$2,198,000	\$1,779,000	\$1,715,000	96.40%	\$1,819,700	0.94
AVERAGE					52	\$826,988	\$759,237	\$742,438	98.59%		1.26

"Active" Listings in Chatham Twp.

Number of Units: 29
 Average List Price: \$1,905,286
 Average Days on Market: 61

"Under Contract" Listings in Chatham Twp.

Number of Units: 30
 Average List Price: \$1,442,036
 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	16	24	42	52		31
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	\$861,716	\$1,095,974	\$759,237		\$1,199,520
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	\$901,414	\$1,103,104	\$742,438		\$1,236,383
SP:LP%	100.21%	100.63%	103.63%	103.48%	103.54%	106.78%	104.96%	104.45%	104.19%	100.74%	98.59%		103.19%
SP to AV	1.28	1.32	1.41	1.32	1.56	1.49	1.44	1.38	1.38	1.32	1.26		1.39
# Units Sold	15	16	9	14	14	15	27	21	13	13	8		165
3 Mo Rate of Ab	1.56	1.53	1.93	2.41	3.63	2.85	1.96	1.35	1.57	2.13	2.50		2.13
Active Listings	24	27	23	31	44	37	34	28	32	34	29		31
Under Contracts	28	23	36	41	42	50	39	34	32	25	30		35

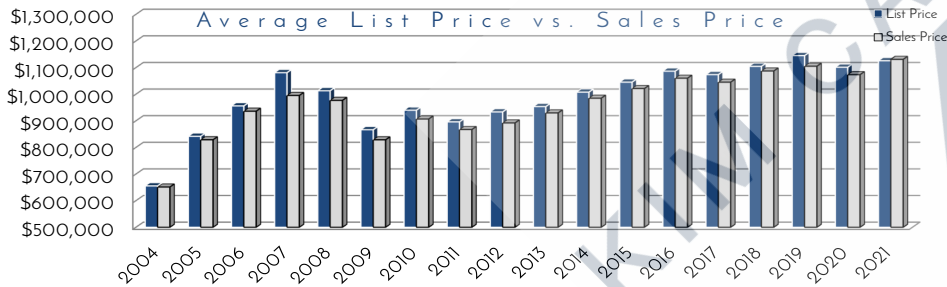
Flashback! YTD 2021 vs YTD 2022

YTD	2021	2022	% Change
DOM	31	31	1.26%
Sales Price	\$1,119,911	\$1,236,383	10.40%
LP:SP	100.88%	103.19%	2.28%
SP:AV	1.29	1.39	7.31%

Prominent Properties
Sotheby's
INTERNATIONAL REALTY

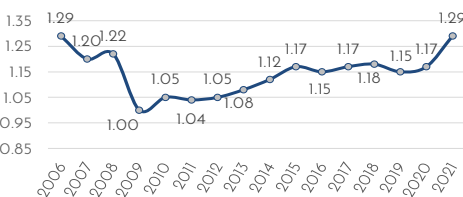
YTD	2021	2022	% Change
# Units Sold	194	165	-14.95%
Rate of Ab 3 Mo	1.47	2.50	70.07%
Actives	10	29	190.00%
Under Contracts	21	30	42.86%

Chatham Twp. Yearly Market Trends

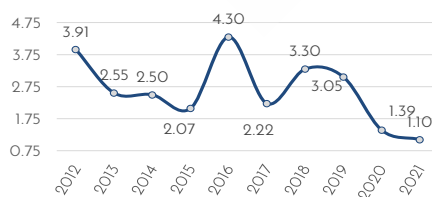


Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
LP	\$655,122	\$841,583	\$955,741	\$1,080,590	\$1,012,666	\$866,267	\$939,518	\$895,719	\$933,235	\$953,162	\$1,007,505	\$1,045,004	\$1,086,303	\$1,073,298	\$1,104,439	\$1,172,851	\$1,100,931	\$1,125,536
SP	\$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	\$1,044,964	\$1,104,968	\$1,073,201	\$1,130,684

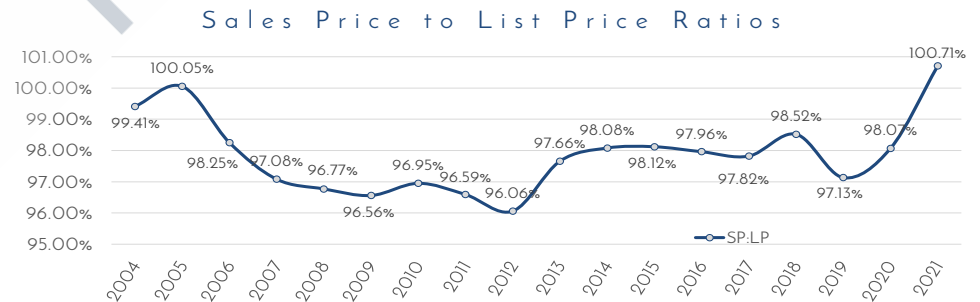
Sales Price to Assessed Value Ratio



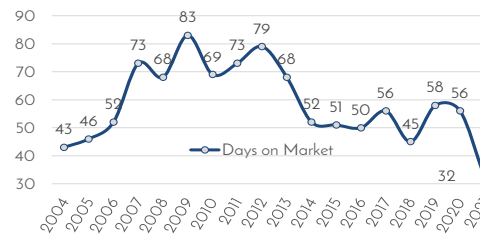
12 Month Rate of Absorption



Chatham Twp. Yearly Market Trends



Average Days on Market



Number of Units Sold

