

# Chatham Twp.

## October 2022 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	269 Riveredge Drive	TwnIntUn	1	1.0	14	\$370,000	\$370,000	\$365,000	98.65%	\$300,700	1.21
2	5B Heritage Drive	OneFloor	2	2.0	26	\$425,000	\$425,000	\$405,000	95.29%	\$349,500	1.16
3	17D Heritage Drive	OneFloor	1	1.1	7	\$415,000	\$415,000	\$440,000	106.02%	\$300,000	1.47
4	128 Riveredge Drive	TwnEndUn	2	2.0	9	\$495,000	\$495,000	\$515,000	104.04%	\$380,100	1.35
5	159 Terrace Drive	TwnEndUn	3	2.1	69	\$649,000	\$649,000	\$636,000	98.00%	\$490,000	1.30
6	605 River Road	RanchExp	4	3.0	23	\$699,900	\$699,900	\$714,000	102.01%	\$562,300	1.27
7	7 Jay Road	SplitLev	4	2.1	22	\$925,000	\$925,000	\$925,000	100.00%	\$555,500	1.67
8	4 Sunset Drive	Custom	4	3.0	10	\$899,000	\$899,000	\$962,000	107.01%	\$696,100	1.38
9	23 Gates Avenue	Colonial	4	2.1	42	\$1,245,000	\$1,195,000	\$1,100,000	92.05%	\$902,200	1.22
10	61 Samuel Way	TwnEndUn	3	3.1	149	\$1,686,045	\$1,689,598	\$1,705,636	100.95%		
11	357 Shunpike Road	Colonial	5	4.1	8	\$1,630,000	\$1,630,000	\$1,750,000	107.36%	\$1,439,900	1.22
12	63 Samuel Way	TwnEndUn	3	3.1	169	\$1,744,190	\$1,870,168	\$1,837,718	98.26%		
13	13 Robert Drive	Custom	7	7.1	1	\$2,985,000	\$2,985,000	\$2,985,000	100.00%		
AVERAGE					42	\$1,089,857	\$1,095,974	\$1,103,104	100.74%		1.32

### "Active" Listings in Chatham Twp.

Number of Units: 34  
Average List Price: \$1,907,425  
Average Days on Market: 57

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

Number of Units: 25  
Average List Price: \$1,427,540  
Average Days on Market: 86

Prominent  
Properties

Sotheby's  
INTERNATIONAL REALTY

# 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			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	\$861,716	\$1,095,974			\$1,221,954
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			\$1,261,552
SP:LP%	100.21%	100.63%	103.63%	103.48%	103.54%	106.78%	104.96%	104.45%	104.19%	100.74%			103.42%
SP to AV	1.28	1.32	1.41	1.32	1.56	1.49	1.44	1.38	1.38	1.32			1.39
# Units Sold	15	16	9	14	14	15	27	21	13	13			157
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			2.09
Active Listings	24	27	23	31	44	37	34	28	32	34			31
Under Contracts	28	23	36	41	42	50	39	34	32	25			35

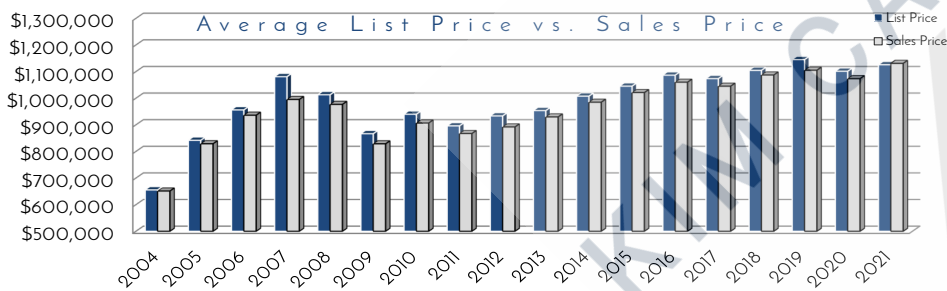
## Flashback! YTD 2021 vs YTD 2022

YTD	2021	2022	% Change
DOM	31	30	-3.19%
Sales Price	\$1,123,788	\$1,261,552	12.26%
LP:SP	100.82%	103.42%	2.58%
SP:AV	1.29	1.39	8.15%

Prominent  
Properties  
**Sotheby's**  
INTERNATIONAL REALTY

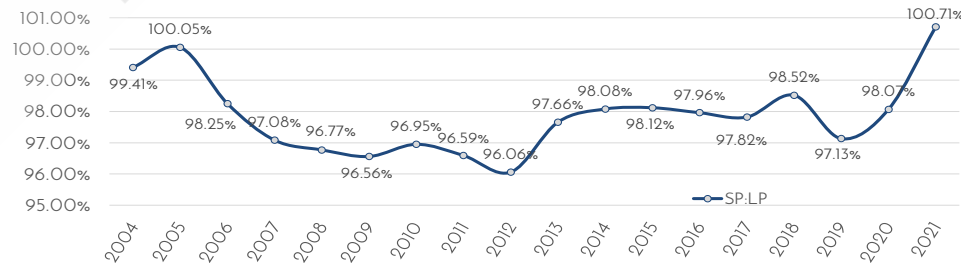
YTD	2021	2022	% Change
# Units Sold	174	157	-9.77%
Rate of Ab 3 Mo	1.53	2.13	39.22%
Actives	23	34	47.83%
Under Contracts	48	25	-47.92%

## Chatham Twp. Yearly Market Trends



## Chatham Twp. Yearly Market Trends

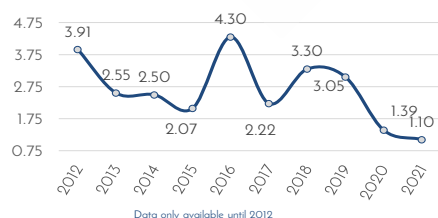
### Sales Price to List Price Ratios



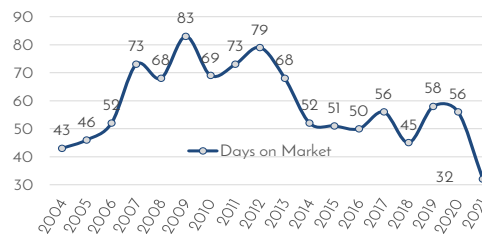
### Sales Price to Assessed Value Ratio



### 12 Month Rate of Absorption



### Average Days on Market



### Number of Units Sold

