

Chatham Twp.

December 2020 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assess-	SP:AV
1	149 Terrace Drive	TwnIntUn	1	1.0	81	\$280,000	\$280,000	\$271,000	96.79%	\$240,000	1.13
2	24E Heritage Drive	OneFloor	2	1.0	9	\$349,900	\$349,900	\$340,000	97.17%	\$282,700	1.20
3	119 Terrace Drive	TwnIntUn	2	2.0	87	\$489,000	\$459,000	\$450,000	98.04%	\$375,100	1.20
4	15 Susan Drive	Ranch	4	3.0	25	\$688,000	\$688,000	\$621,405	90.32%	\$552,600	1.12
5	21 Oak Hill Road	CapeCod	4	2.0	14	\$815,000	\$815,000	\$830,000	101.84%	\$664,500	1.25
6	369 Shunpike Road	RanchExp	4	2.1	40	\$919,900	\$847,900	\$850,000	100.25%	\$703,000	1.21
7	135 Candace Lane	Colonial	4	3.1	66	\$879,000	\$879,000	\$910,000	103.53%	\$822,500	1.11
8	6 Mountainside Drive	Colonial	4	2.1	43	\$925,000	\$925,000	\$915,000	98.92%	\$722,600	1.27
9	18 Pembroke Road	Colonial	4	2.1	82	\$975,000	\$939,000	\$927,500	98.78%	\$786,100	1.18
10	29 Wynwood Road	Colonial	5	2.1	7	\$995,000	\$995,000	\$1,050,000	105.53%	\$1,000,000	1.05
11	570 Fairmont Avenue	Colonial	5	3.2	105	\$1,125,000	\$1,125,000	\$1,053,000	93.60%	\$1,050,000	1.00
12	12 Nicholson Drive	Colonial	4	3.0	14	\$999,000	\$999,000	\$1,055,000	105.61%	\$947,300	1.11
13	100 Pine Street	Split Level	4	2.1	11	\$1,125,000	\$1,125,000	\$1,139,000	101.24%	\$850,800	1.34
14	19 Joanna Way	Colonial	5	4.0	15	\$1,270,000	\$1,270,000	\$1,240,000	97.64%	\$878,300	1.41
15	1 Joseph Street	Colonial	5	4.1	115	\$1,429,000	\$1,399,000	\$1,300,000	92.92%		
16	30 Van Houton Avenue	Colonial	5	3.1	9	\$1,275,000	\$1,275,000	\$1,300,000	101.96%	\$1,072,700	1.21
17	4 Hampton Road	Colonial	4	3.1	8	\$1,450,000	\$1,450,000	\$1,450,000	100.00%	\$1,140,200	1.27
18	5 Jay Road	Colonial	5	5.1	40	\$1,599,000	\$1,599,000	\$1,530,000	95.68%	\$1,507,400	1.01
19	6 Ferndale Road	Colonial	6	5.1	20	\$1,695,000	\$1,695,000	\$1,695,000	100.00%	\$1,431,900	1.18
20	1 Sycamore Drive	Colonial	6	4.3	100	\$1,925,000	\$1,850,000	\$1,800,000	97.30%	\$1,680,700	1.07
21	6 Glenmere Drive	Contemp	6	6.1	31	\$1,995,000	\$1,995,000	\$1,900,000	95.24%	\$1,652,000	1.15
22	68 Dellwood Avenue	Colonial	6	5.1	21	\$1,675,000	\$1,675,000	\$1,999,999	119.40%	\$1,455,800	1.37
AVERAGE					43	\$1,130,809	\$1,119,764	\$1,119,405	99.62%		1.18

"Active" Listings in Chatham Twp.

Number of Units: 24
 Average List Price: \$1,512,304
 Average Days on Market: 80

"Under Contract" Listings in Chatham Twp.

Number of Units: 26
 Average List Price: \$1,142,000
 Average Days on Market: 52

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Chatham Twp 2020 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	62	38	65	31	55	62	78	59	45	64	52	43	56
List Price	\$1,701,857	\$704,800	\$1,162,917	\$942,350	\$980,872	\$1,418,360	\$1,206,909	\$1,006,515	\$1,102,865	\$763,112	\$1,210,682	\$1,119,764	\$1,100,931
Sales Price	\$1,635,000	\$680,155	\$1,127,833	\$938,214	\$921,872	\$1,397,517	\$1,160,109	\$984,170	\$1,073,717	\$737,112	\$1,174,658	\$1,119,405	\$1,073,201
SP:LP%	96.21%	96.33%	98.09%	100.39%	96.13%	99.63%	96.86%	98.84%	97.95%	97.40%	96.70%	99.62%	98.07%
SP to AV	1.13	1.12	1.19	1.11	1.26	1.08	1.17	1.21	1.18	1.16	1.15	1.18	1.17
# Units Sold	7	5	12	14	7	15	23	27	23	22	22	22	199
3 Mo Rate of Ab	4.40	9.14	8.74	6.10	5.81	5.84	5.02	2.91	2.30	2.36	1.75	1.43	4.65
Active Listings	53	69	66	62	64	76	71	65	53	50	37	24	58
Under Contracts	23	33	24	22	32	37	41	33	38	40	37	26	32

Flashback! YTD 2019 vs YTD 2020

YTD	2019	2020	% Change
DOM	58	56	-2.92%
Sales Price	\$1,104,968	\$1,073,201	-2.87%
LP:SP	97.13%	98.07%	0.97%
SP:AV	1.145	1.167	1.94%



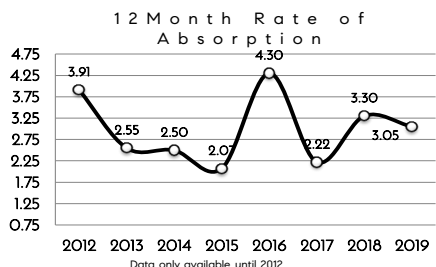
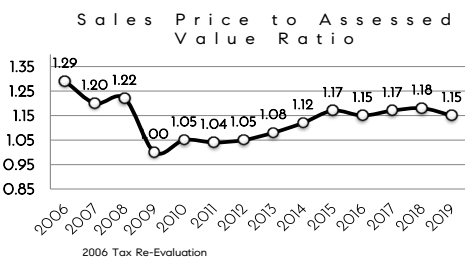
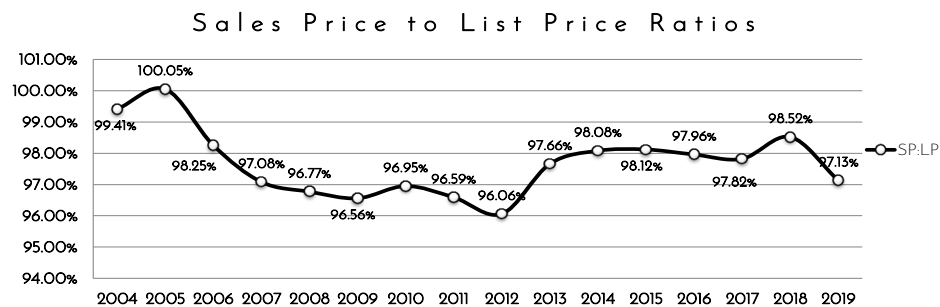
YTD	2019	2020	% Change
# Units Sold	168	199	18.45%
Rate of Ab 3 Mo	3.50	1.43	-59.14%
Actives	39	24	-38.46%
Under Contracts	12	26	116.67%

Chatham Twp. Yearly Market Trends

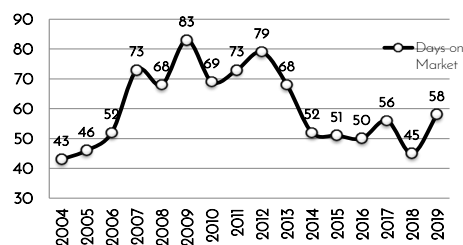


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
LP	\$655,122	\$841,583	\$955,741	\$1,080,590	\$1,012,666	\$866,267	\$939,518	\$895,719	\$933,235	\$953,162	\$1,007,505	\$1,045,004	\$1,086,303	\$1,073,298	\$1,104,439	\$1,172,851
SP	\$651,060	\$828,597	\$935,918	\$955,000	\$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

Chatham Twp. Yearly Market Trends



Average Days on Market



Number of Units Sold

