

# Harding Twp.

## April 2022 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	11 Beech Lane	TwnIntUn	2	2	17	\$490,000	\$490,000	\$490,000	100.00%	\$450,200	1.09
2	4 Ash Lane	TwnEndUn	3	2.1	12	\$449,000	\$449,000	\$540,000	120.27%	\$451,800	1.20
3	1 One Bridge Court	Colonial	6	4	39	\$1,250,000	\$1,250,000	\$1,162,500	93.00%	\$937,600	1.24
4	91 Youngs Road	RanchExp	3	3	10	\$1,300,000	\$1,300,000	\$1,475,000	113.46%	\$1,435,100	1.03
5	537 James Street	Colonial	4	5.1	190	\$2,100,000	\$1,895,000	\$1,700,000	89.71%	\$1,729,400	0.98
6	19 Country Drive	Colonial	5	7.2	182	\$2,550,000	\$2,450,000	\$2,210,000	90.20%	\$1,923,400	1.15
7	42 Kitchell Road	Colonial	8	5.1	112	\$2,998,000	\$2,998,000	\$2,831,250	94.44%	\$1,977,600	1.43
AVERAGE					80	\$1,591,000	\$1,547,429	\$1,486,964	100.15%		1.16

### "Active" Listings in Harding Twp.

Number of Units: 14  
Average List Price: \$2,578,071  
Average Days on Market: 99

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

Number of Units: 16  
Average List Price: \$2,392,306  
Average Days on Market: 129

# Harding 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	49	49	142	80									79
List Price	\$1,228,111	\$2,350,000	\$1,810,200	\$1,547,429									\$1,549,391
Sales Price	\$1,188,222	\$2,287,500	\$1,722,700	\$1,486,964									\$1,490,924
SP:LP%	96.40%	94.69%	94.71%	100.15%									97.03%
SP to AV	1.20	1.25	1.22	1.16									1.19
# Units Sold	9	2	5	7									23
3 Mo Rate of Ab	2.10	2.69	3.80	3.40									3.00
Active Listings	16	13	17	14									15
Under Contracts	11	15	15	16									14

## Flashback! YTD 2021 vs YTD 2022

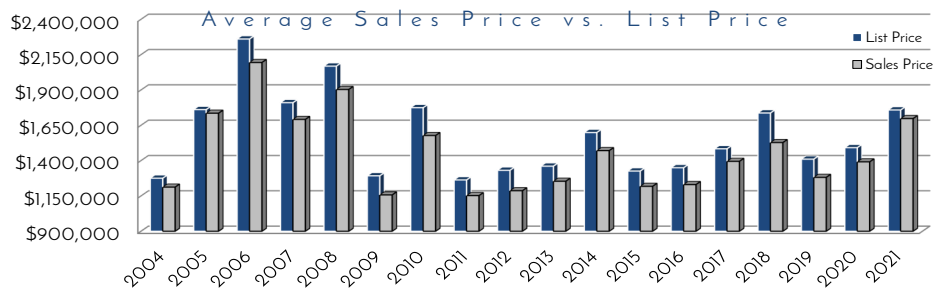
YTD	2021	2022	% Change
DOM	86	79	-8.74%
Sales Price	\$1,445,384	\$1,490,924	3.15%
LP:SP	94.93%	97.03%	2.21%
SP:AV	1.058	1.194	12.79%

Prominent  
Properties

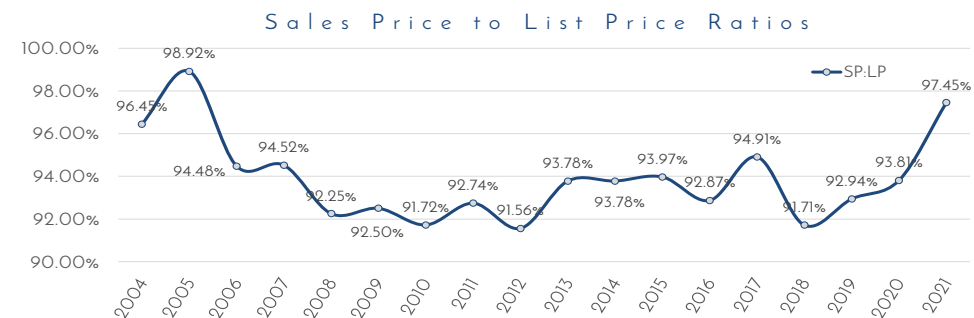
**Sotheby's**  
INTERNATIONAL REALTY

YTD	2021	2022	% Change
# Units Sold	16	23	43.75%
Rate of Ab 3 Mo	7.81	3.40	-56.47%
Actives	26	14	-46.15%
Under Contracts	22	16	-27.27%

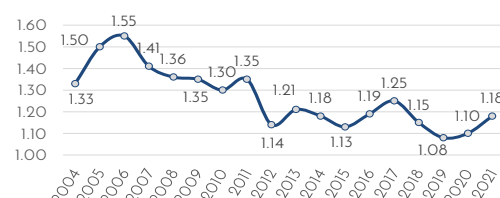
## Harding Twp. Yearly Market Trends



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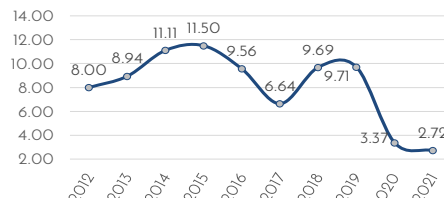


### Sales Price to Assessed Value Ratio



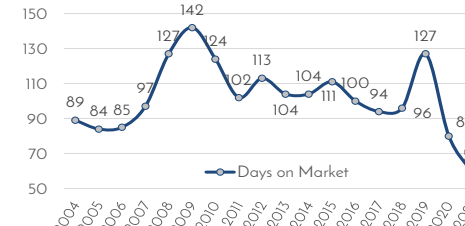
\*2007 Tax Re-evaluation

### 12Month Rate of Absorption

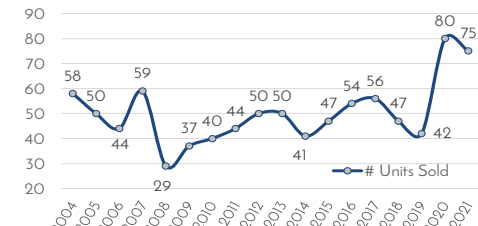


Data only available until 2012

### Average Days on Market



### Number of Units Sold



Not intended to solicit a property already listed.