

# Harding Twp.

## August 2022 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	11 Glen Alpin Road	Detached	2	1	81	\$629,000	\$629,000	\$534,104	84.91%	\$477,200	1.12
2	4 Military Hill Drive	Colonial	4	3.1	22	\$1,095,000	\$1,095,000	\$999,000	91.23%	\$949,600	1.05
3	12 Fawn Hill Drive	Colonial	6	3.2	79	\$1,925,000	\$1,925,000	\$1,750,000	90.91%	\$1,328,500	1.32
4	0 Millbrook Road	Custom	5	6.2	173	\$3,000,000	\$2,900,000	\$2,900,000	100.00%	\$1,835,900	1.58
5	1 Holly Hill Lane	Custom	6	4.2	73	\$3,695,000	\$3,695,000	\$3,475,000	94.05%	\$2,542,200	1.37
AVERAGE					86	\$2,068,800	\$2,048,800	\$1,931,621	92.22%		1.29

### "Active" Listings in Harding Twp.

Number of Units: 15  
 Average List Price: \$2,293,793  
 Average Days on Market: 90

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

Number of Units: 7  
 Average List Price: \$2,174,857  
 Average Days on Market: 96

# 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	104	75	41	86					75
List Price	\$1,228,111	\$2,350,000	\$1,810,200	\$1,547,429	\$2,077,000	\$1,995,500	\$2,115,500	\$2,048,800					\$1,811,957
Sales Price	\$1,188,222	\$2,287,500	\$1,722,700	\$1,486,964	\$2,107,000	\$1,937,500	\$2,056,125	\$1,931,621					\$1,756,561
SP:LP%	96.40%	94.69%	94.71%	100.15%	102.83%	97.42%	98.99%	92.22%					97.52%
SP to AV	1.20	1.25	1.22	1.16	1.36	1.34	1.34	1.29					1.26
# Units Sold	9	2	5	7	5	6	8	5					47
3 Mo Rate of Ab	2.10	2.69	3.80	3.40	2.50	2.21	2.05	2.67					2.68
Active Listings	16	13	17	14	14	15	17	15					15
Under Contracts	11	15	15	16	19	14	7	7					13

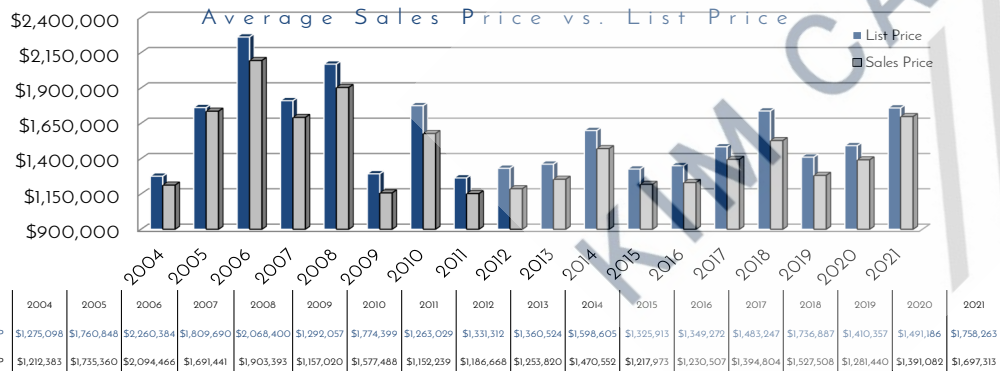
## Flashback! YTD 2021 vs YTD 2022

YTD	2021	2022	% Change
DOM	69	75	9.71%
Sales Price	\$1,721,848	\$1,756,561	2.02%
LP:SP	97.56%	97.52%	-0.04%
SP:AV	1.193	1.265	5.97%

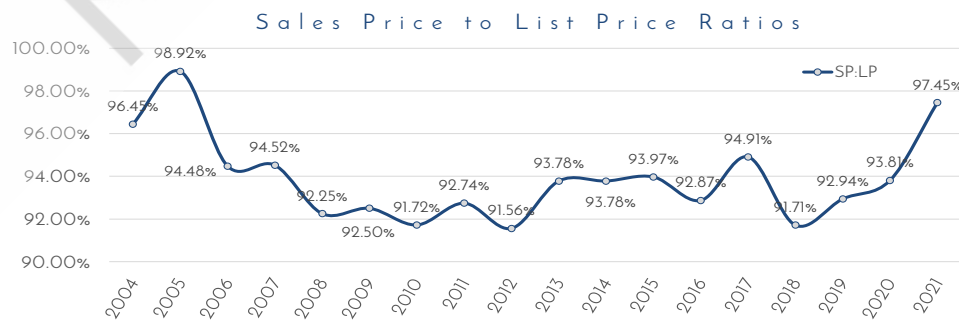
Prominent Properties  
Sotheby's  
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YTD	2021	2022	% Change
# Units Sold	50	47	-6.00%
Rate of Ab 3 Mo	2.18	2.67	22.48%
Actives	27	15	-44.44%
Under Contracts	14	7	-50.00%

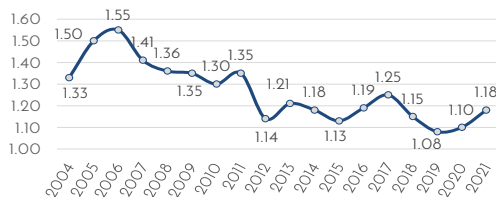
## Harding Twp. Yearly Market Trends



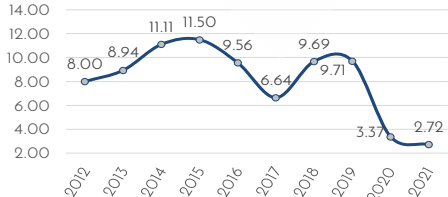
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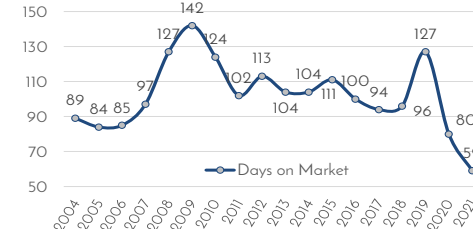
### Sales Price to Assessed Value Ratio



### 12Month Rate of Absorption



### Average Days on Market



### Number of Units Sold

