

Harding Twp.

December 2022 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	21 Primrose Trail	Ranch	3	3	41	\$885,000	\$885,000	\$817,500	92.37%	\$646,400	1.26
2	21 Kennedy Lane	Colonial	6	5.2	82	\$3,595,000	\$3,595,000	\$3,350,000	93.18%	\$2,164,100	1.55
AVERAGE					62	\$2,240,000	\$2,240,000	\$2,083,750	92.78%		1.41

"Active" Listings in Harding Twp.

Number of Units: 11
 Average List Price: \$2,387,545
 Average Days on Market: 158

"Under Contract" Listings in Harding Twp.

Number of Units: 8
 Average List Price: \$1,784.250
 Average Days on Market: 51

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	118	96	53	62	78
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	\$2,268,333	\$1,822,225	\$2,475,000	\$2,240,000	\$1,873,895
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	\$1,896,667	\$1,726,625	\$2,474,500	\$2,083,750	\$1,797,782
SP:LP%	96.40%	94.69%	94.71%	100.15%	102.83%	97.42%	98.99%	92.22%	88.06%	94.96%	96.66%	92.78%	96.66%
SP to AV	1.20	1.25	1.22	1.16	1.36	1.34	1.34	1.29	1.11	1.12	1.27	1.41	1.25
# Units Sold	9	2	5	7	5	6	8	5	3	4	2	2	58
3 Mo Rate of Ab	2.10	2.69	3.80	3.40	2.50	2.21	2.05	2.67	3.21	4.80	3.90	4.49	3.15
Active Listings	16	13	17	14	14	15	17	15	16	12	12	11	14
Under Contracts	11	15	15	16	19	14	7	7	4	7	7	8	11

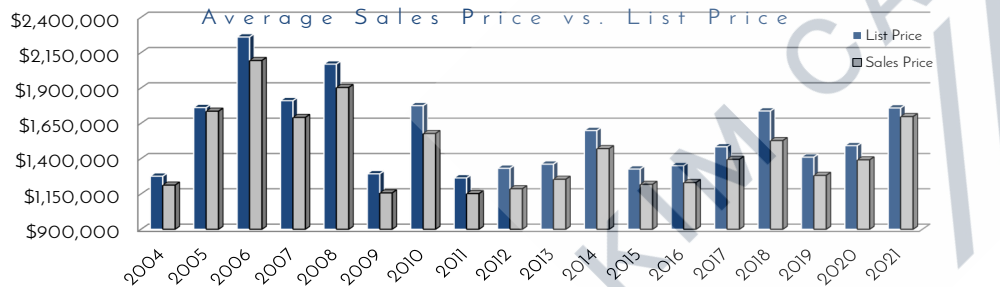
Flashback! YTD 2021 vs YTD 2022

YTD	2021	2022	% Change
DOM	38	78	103.99%
Sales Price	\$1,491,143	\$1,797,782	20.56%
LP:SP	100.26%	96.66%	-3.60%
SP:AV	1.182	1.251	5.90%

Prominent Properties
Sotheby's
INTERNATIONAL REALTY

YTD	2021	2022	% Change
# Units Sold	75	58	-22.67%
Rate of Ab 3 Mo	4.60	3.15	-31.52%
Actives	23	14	-38.79%
Under Contracts	17	11	-34.67%

Harding Twp. Yearly Market Trends

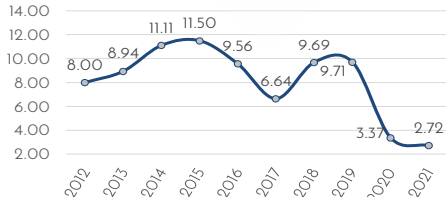


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
LP	\$1,275,098	\$1,760,848	\$2,260,384	\$1,809,690	\$2,068,400	\$1,292,057	\$1,774,399	\$1,263,029	\$1,331,312	\$1,360,524	\$1,598,605	\$1,325,913	\$1,349,272	\$1,483,247	\$1,736,887	\$1,410,357	\$1,491,186	\$1,758,263
SP	\$1,212,383	\$1,735,360	\$2,094,466	\$1,691,441	\$1,903,393	\$1,157,020	\$1,577,488	\$1,152,239	\$1,186,668	\$1,253,820	\$1,470,552	\$1,217,973	\$1,230,507	\$1,394,804	\$1,527,508	\$1,281,440	\$1,391,082	\$1,697,313

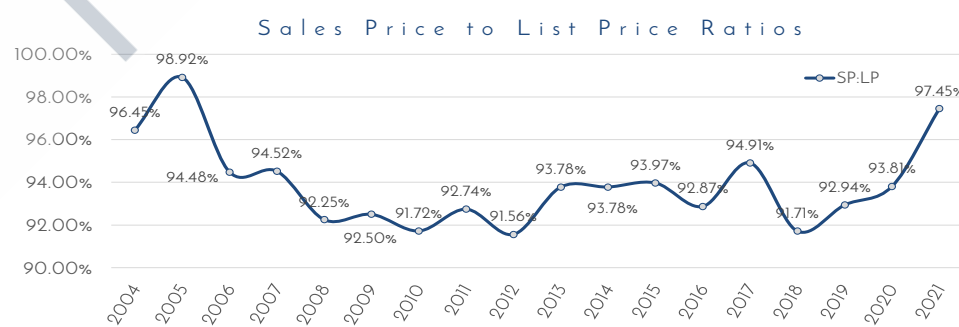
Sales Price to Assessed Value Ratio



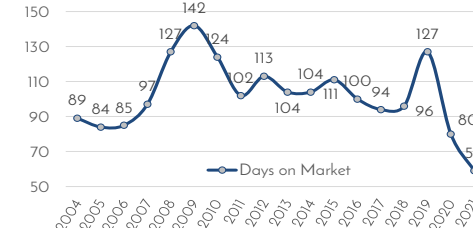
12Month Rate of Absorption



Harding Twp. Yearly Market Trends



Average Days on Market



Number of Units Sold

