

Harding Twp.

February 2022 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	131 Pleasantville Road	Colonial	7	7	83	\$1,750,000	\$1,750,000	\$1,475,000	84.29%	\$1,332,000	1.11
2	2 Sheepfield Farms Drive	Colonial	5	4.1	14	\$2,950,000	\$2,950,000	\$3,100,000	105.08%	\$2,213,700	1.40
AVERAGE					49	\$2,350,000	\$2,350,000	\$2,287,500	94.69%		1.25

"Active" Listings in Harding Twp.

Number of Units: 13
 Average List Price: \$2,843,692
 Average Days on Market: 159

"Under Contract" Listings in Harding Twp.

Number of Units: 15
 Average List Price: \$1,797,527
 Average Days on Market: 123

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											49
List Price	\$1,228,111	\$2,350,000											\$1,432,091
Sales Price	\$1,188,222	\$2,287,500											\$1,388,091
SP:LP%	96.40%	94.69%											96.08%
SP to AV	1.20	1.25											1.21
# Units Sold	9	2											11
3 Mo Rate of Ab	2.10	2.69											2.40
Active Listings	16	13											15
Under Contracts	11	15											13

Flashback! YTD 2021 vs YTD 2022

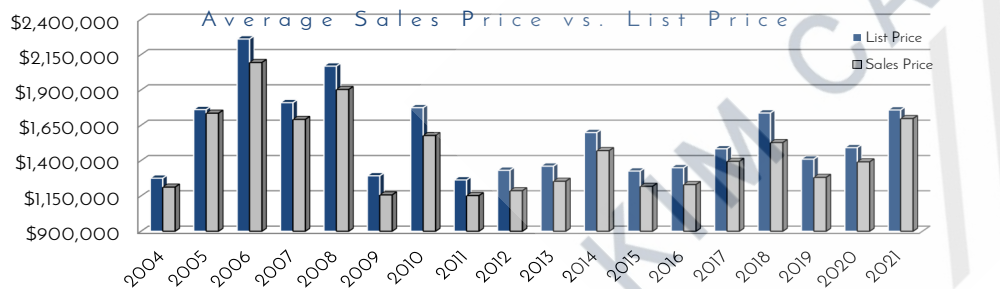
YTD	2021	2022	% Change
DOM	79	49	-38.12%
Sales Price	\$1,154,469	\$1,388,091	20.24%
LP:SP	95.10%	96.08%	1.04%
SP:AV	1.127	1.207	7.04%

Prominent Properties

Sotheby's
INTERNATIONAL REALTY

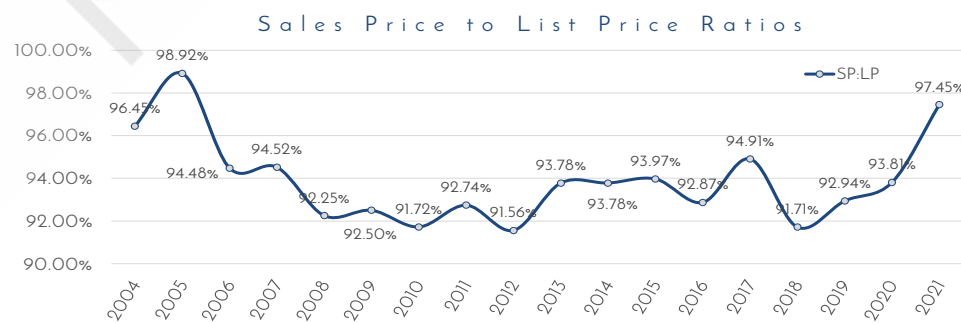
YTD	2021	2022	% Change
# Units Sold	8	11	37.50%
Rate of Ab 3 Mo	4.40	2.69	-38.86%
Actives	18	13	-27.78%
Under Contracts	12	15	25.00%

Harding Twp. Yearly Market Trends

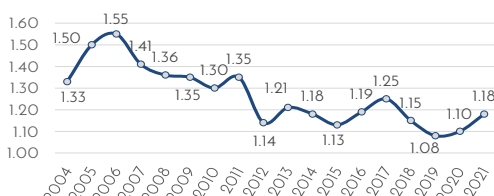


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
LP	\$1,275,098	\$1,760,848	\$2,260,384	\$1,809,690	\$2,068,400	\$1,292,057	\$1,774,399	\$1,263,029	\$1,331,312	\$1,360,524	\$1,598,605	\$1,325,913	\$1,349,272	\$1,483,247	\$1,736,887	\$1,410,357	\$1,491,186	\$1,758,263
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

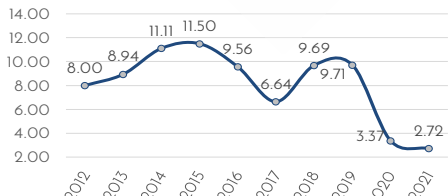
Harding Twp. Yearly Market Trends



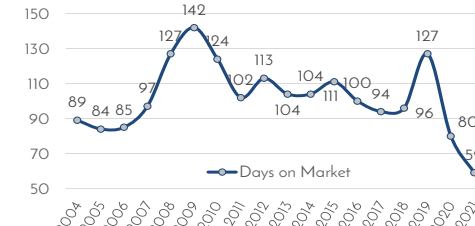
Sales Price to Assessed Value Ratio



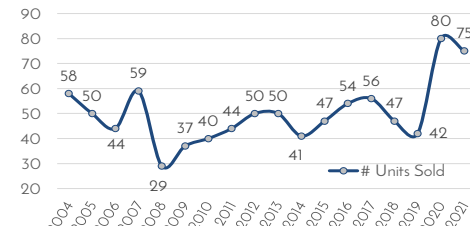
12Month Rate of Absorption



Average Days on Market



Number of Units Sold



*2007 Tax Re-evaluation