

Harding Twp.

January 2022 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	4 Poplar Lane	TwnIntUn	2	3.1	44	\$550,000	\$550,000	\$525,000	95.45%	\$461,400	1.14
2	496 Mount Kemble Avenue	CapeCod	5	3	72	\$779,000	\$725,000	\$669,000	92.28%	\$577,900	1.16
3	105 Colonial Drive	Colonial	4	2.1	59	\$1,100,000	\$1,100,000	\$1,030,000	93.64%	\$1,076,000	0.96
4	81 Millbrook Road	Colonial	4	2.1	25	\$1,250,000	\$1,150,000	\$1,150,000	100.00%	\$932,200	1.23
5	25 Post House Road	Ranch	4	3.1	19	\$1,300,000	\$1,300,000	\$1,265,000	97.31%	\$1,007,100	1.26
6	72 Lake Trail	Custom	3	4.1	14	\$1,479,000	\$1,479,000	\$1,300,000	87.90%	\$964,600	1.35
7	30 Blackwell Avenue	Colonial	4	3.1	13	\$1,399,000	\$1,399,000	\$1,465,000	104.72%	\$971,000	1.51
8	54 Millbrook Road	Custom	4	4	156	\$1,900,000	\$1,650,000	\$1,540,000	93.33%	\$1,102,700	1.40
9	60 Sand Spring Road	Colonial	5	4.1	37	\$1,947,000	\$1,700,000	\$1,750,000	102.94%	\$2,267,600	0.77
AVERAGE					49	\$1,300,444	\$1,228,111	\$1,188,222	96.40%		1.20

"Active" Listings in Harding Twp.

Number of Units: 16
 Average List Price: \$2,857,250
 Average Days on Market: 146

"Under Contract" Listings in Harding Twp.

Number of Units: 11
 Average List Price: \$1,858,718
 Average Days on Market: 125

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
List Price	\$1,228,111												\$1,228,111
Sales Price	\$1,188,222												\$1,188,222
SP:LP%	96.40%												96.40%
SP to AV	1.20												1.20
# Units Sold	9												9
3 Mo Rate of Ab	2.10												2.10
Active Listings	16												16
Under Contracts	11												11

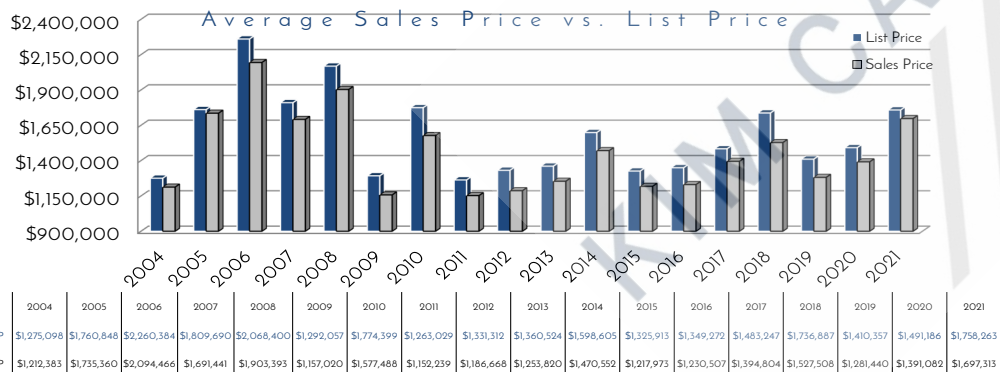
Flashback! YTD 2021 vs YTD 2022

YTD	2021	2022	% Change
DOM	93	49	-47.41%
Sales Price	\$1,306,438	\$1,188,222	-9.05%
LP:SP	95.42%	96.40%	1.03%
SP:AV	1.224	1.196	-2.29%

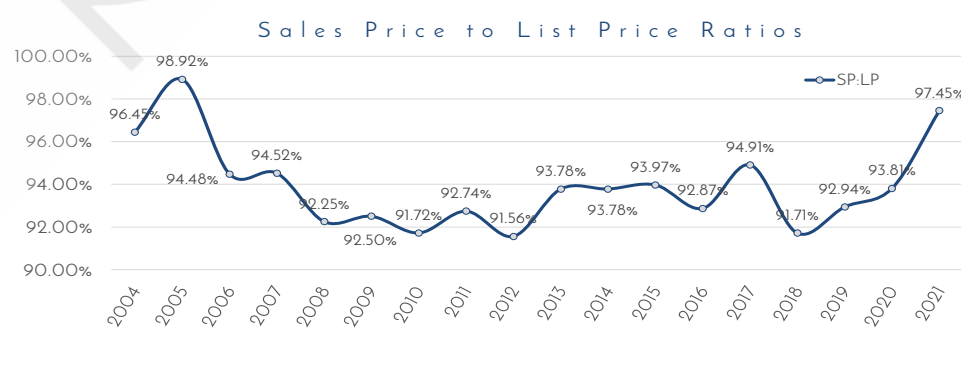
Prominent Properties
Sotheby's
INTERNATIONAL REALTY

YTD	2021	2022	% Change
# Units Sold	4	9	125.00%
Rate of Ab 3 Mo	2.00	2.10	5.00%
Actives	15	16	6.67%
Under Contracts	9	11	22.22%

Harding Twp. Yearly Market Trends



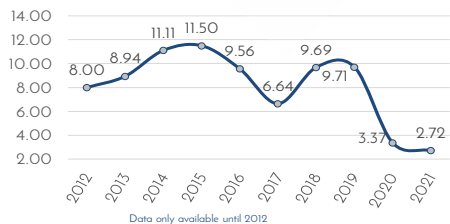
Harding Twp. Yearly Market Trends



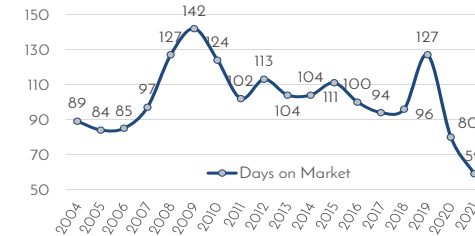
Sales Price to Assessed Value Ratio



12Month Rate of Absorption



Average Days on Market



Number of Units Sold

