

# Harding Twp.

## July 2022 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	7 Village Road	Ranch	3	1	16	\$575,000	\$575,000	\$605,000	105.22%	\$422,600	1.43
2	3 Bockoven Lane	Colonial	4	2.1	8	\$985,000	\$985,000	\$1,120,000	113.71%	\$820,500	1.37
3	118 Pleasantville Road	Ranch	4	2.1	26	\$1,395,000	\$1,295,000	\$1,235,000	95.37%	\$866,500	1.43
4	140 Lees Hill Road	Custom	4	3.2	41	\$1,895,000	\$1,895,000	\$1,700,000	89.71%	\$1,284,000	1.32
5	2 Fawn Hill Drive	Colonial	6	4.2	42	\$1,789,000	\$1,789,000	\$1,789,000	100.00%	\$1,440,100	1.24
6	235 Lees Hill Road	Custom	5	5.1	168	\$3,090,000	\$3,090,000	\$2,800,000	90.61%	\$2,555,100	1.10
7	56 Village Road	Custom	5	4.2	14	\$3,495,000	\$3,495,000	\$3,400,000	97.28%	\$2,096,800	1.62
8	1 Sycamore Farm	Colonial	5	6.2	10	\$3,800,000	\$3,800,000	\$3,800,000	100.00%	\$3,150,300	1.21
AVERAGE					41	\$2,128,000	\$2,115,500	\$2,056,125	98.99%		1.34

### *"Active"* Listings in Harding Twp.

Number of Units: 17  
 Average List Price: \$2,376,935  
 Average Days on Market: 75

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

Number of Units: 7  
 Average List Price: \$1,907,857  
 Average Days on Market: 87

# 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						74
List Price	\$1,228,111	\$2,350,000	\$1,810,200	\$1,547,429	\$2,077,000	\$1,995,500	\$2,115,500						\$1,783,762
Sales Price	\$1,188,222	\$2,287,500	\$1,722,700	\$1,486,964	\$2,107,000	\$1,937,500	\$2,056,125						\$1,735,720
SP:LP%	96.40%	94.69%	94.71%	100.15%	102.83%	97.42%	98.99%						98.15%
SP to AV	1.20	1.25	1.22	1.16	1.36	1.34	1.34						1.26
# Units Sold	9	2	5	7	5	6	8						42
3 Mo Rate of Ab	2.10	2.69	3.80	3.40	2.50	2.21	2.05						2.68
Active Listings	16	13	17	14	14	15	17						15
Under Contracts	11	15	15	16	19	14	7						14

## Flashback! YTD 2021 vs YTD 2022

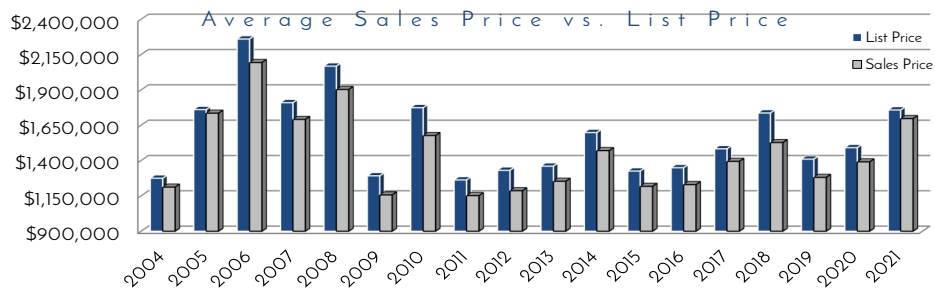
YTD	2021	2022	% Change
DOM	76	74	-2.30%
Sales Price	\$1,792,795	\$1,735,720	-3.18%
LP:SP	97.01%	98.15%	1.17%
SP:AV	1.158	1.262	9.00%

Prominent Properties

**Sotheby's**  
INTERNATIONAL REALTY

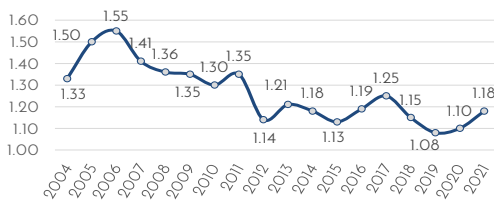
YTD	2021	2022	% Change
# Units Sold	42	42	0.00%
Rate of Ab 3 Mo	3.58	2.05	-42.74%
Actives	31	17	-45.16%
Under Contracts	17	7	-58.82%

## Harding Twp. Yearly Market Trends

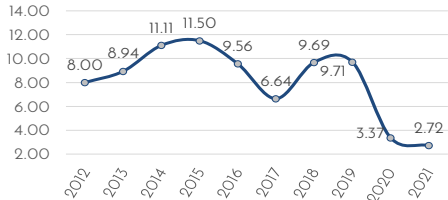


Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
LP	\$1,275,098	\$1,760,848	\$2,260,384	\$1,809,690	\$2,068,400	\$1,292,057	\$1,774,399	\$1,263,029	\$1,331,312	\$1,360,524	\$1,598,605	\$1,325,913	\$1,349,272	\$1,483,247	\$1,736,887	\$1,410,357	\$1,491,186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

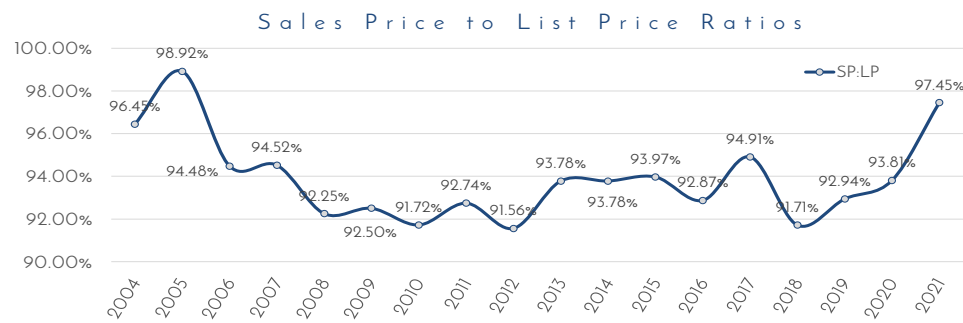
### Sales Price to Assessed Value Ratio



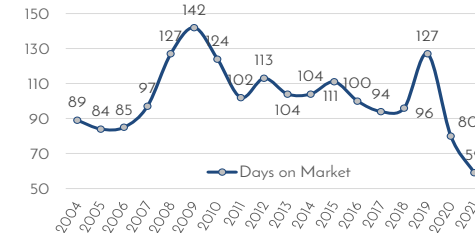
### 12Month Rate of Absorption



## Harding Twp. Yearly Market Trends



### Average Days on Market



### Number of Units Sold

