

Harding Twp.

March 2022 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	167 Sand Spring Road	CapeCod	3	2	9	\$775,000	\$775,000	\$750,000	96.77%	\$526,400	1.42
2	54 Post House Road	Colonial	5	4	64	\$1,249,999	\$1,229,999	\$1,150,000	93.50%	\$862,300	1.33
3	58 Baileys Mill Road	Colonial	4	4.2	248	\$1,875,000	\$1,776,000	\$1,580,000	88.96%	\$1,728,300	0.91
4	622 Van Beuren Road	Custom	4	5.1	275	\$2,250,000	\$1,975,000	\$1,900,000	96.20%	\$1,582,100	1.20
5	93 Pleasantville Road	Colonial	6	6.1	115	\$3,490,000	\$3,295,000	\$3,233,500	98.13%		
AVERAGE					142	\$1,928,000	\$1,810,200	\$1,722,700	94.71%		1.22

"Active" Listings in Harding Twp.

Number of Units: 17
 Average List Price: \$2,826,588
 Average Days on Market: 118

"Under Contract" Listings in Harding Twp.

Number of Units: 15
 Average List Price: \$2,087,460
 Average Days on Market: 107

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										78
List Price	\$1,228,111	\$2,350,000	\$1,810,200										\$1,550,250
Sales Price	\$1,188,222	\$2,287,500	\$1,722,700										\$1,492,656
SP:LP%	96.40%	94.69%	94.71%										95.66%
SP to AV	1.20	1.25	1.22										1.21
# Units Sold	9	2	5										16
3 Mo Rate of Ab	2.10	2.69	3.80										2.86
Active Listings	16	13	17										15
Under Contracts	11	15	15										14

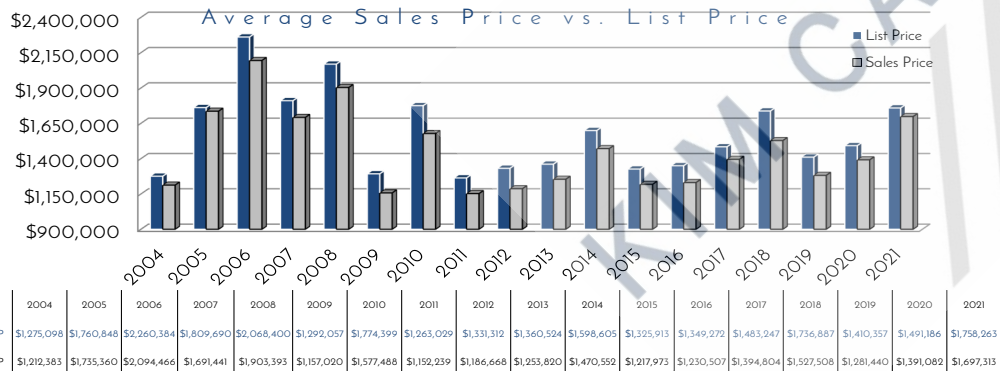
Flashback! YTD 2021 vs YTD 2022

YTD	2021	2022	% Change
DOM	81	78	-3.18%
Sales Price	\$1,391,325	\$1,492,656	7.28%
LP:SP	97.71%	95.66%	-2.11%
SP:AV	1.154	1.210	4.85%

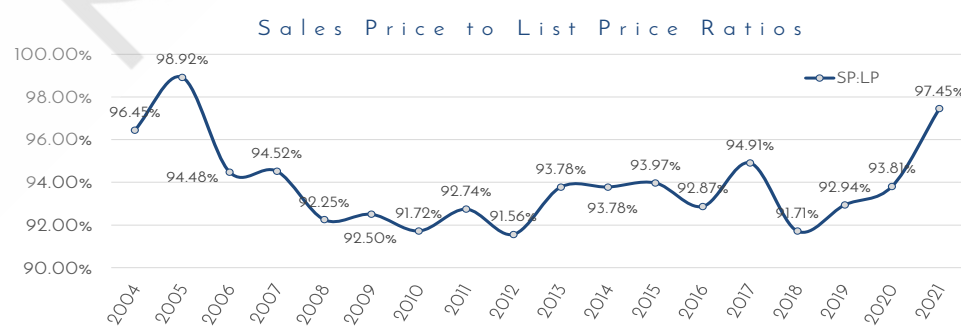
Prominent Properties
Sotheby's
INTERNATIONAL REALTY

YTD	2021	2022	% Change
# Units Sold	10	16	60.00%
Rate of Ab 3 Mo	7.67	3.80	-50.46%
Actives	23	17	-26.09%
Under Contracts	16	15	-6.25%

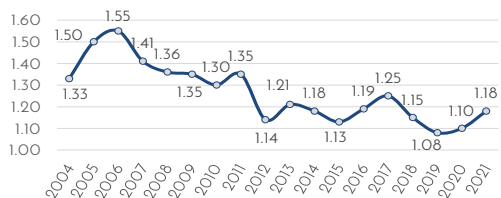
Harding Twp. Yearly Market Trends



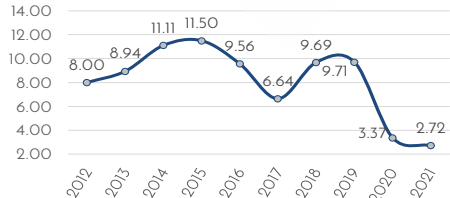
Harding Twp. Yearly Market Trends



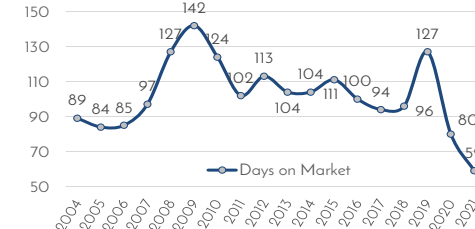
Sales Price to Assessed Value Ratio



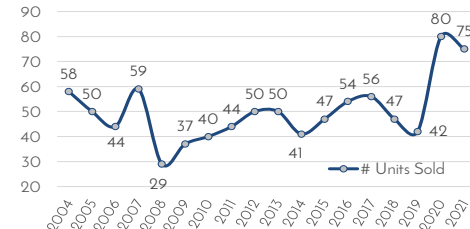
12Month Rate of Absorption



Average Days on Market



Number of Units Sold



*2007 Tax Re-evaluation