

Harding Twp.

May 2022 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	10 Hemlock Lane	TwndEndUn	2	2.1	14	\$550,000	\$550,000	\$600,000	109.09%	\$425,400	1.41
2	20 Peachcroft Road	Colonial	4	3	3	\$1,195,000	\$1,195,000	\$1,250,000	104.60%	\$988,600	1.26
3	528 Tempe Wick Road	Custom	5	4.1	116	\$1,685,000	\$1,495,000	\$1,415,000	94.65%	\$1,582,000	0.89
4	86 Sand Spring Road	Colonial	4	3.1	15	\$2,150,000	\$2,150,000	\$2,275,000	105.81%	\$1,457,500	1.56
5	121 Lees Hill Road	Custom	6	6.3	372	\$5,400,000	\$4,995,000	\$4,995,000	100.00%	\$2,973,400	1.68
AVERAGE					104	\$2,196,000	\$2,077,000	\$2,107,000	102.83%		1.36

"Active" Listings in Harding Twp.

Number of Units: 14
 Average List Price: \$2,449,643
 Average Days on Market: 55

"Under Contract" Listings in Harding Twp.

Number of Units: 19
 Average List Price: \$2,242,947
 Average Days on Market: 89

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								83
List Price	\$1,228,111	\$2,350,000	\$1,810,200	\$1,547,429	\$2,077,000								\$1,643,607
Sales Price	\$1,188,222	\$2,287,500	\$1,722,700	\$1,486,964	\$2,107,000								\$1,600,938
SP:LP%	96.40%	94.69%	94.71%	100.15%	102.83%								98.06%
SP to AV	1.20	1.25	1.22	1.16	1.36								1.22
# Units Sold	9	2	5	7	5								28
3 Mo Rate of Ab	2.10	2.69	3.80	3.40	2.50								2.90
Active Listings	16	13	17	14	14								15
Under Contracts	11	15	15	16	19								15

Flashback! YTD 2021 vs YTD 2022

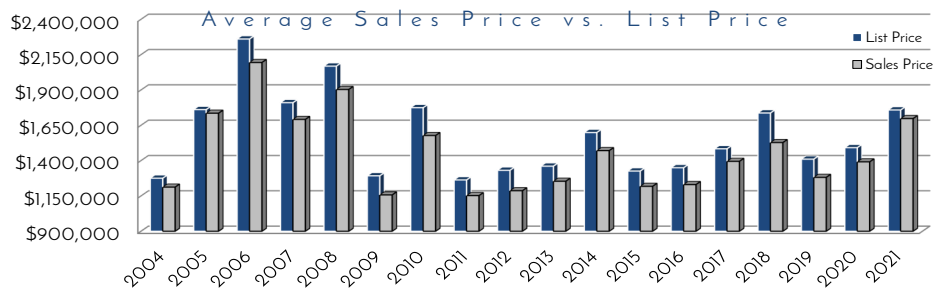
YTD	2021	2022	% Change
DOM	92	83	-9.41%
Sales Price	\$1,466,244	\$1,600,938	9.19%
LP:SP	94.64%	98.06%	3.61%
SP:AV	1.072	1.225	14.31%

Prominent
Properties

Sotheby's
INTERNATIONAL REALTY

YTD	2021	2022	% Change
# Units Sold	17	28	64.71%
Rate of Ab 3 Mo	10.00	2.50	-75.00%
Actives	28	14	-50.00%
Under Contracts	28	19	-32.14%

Harding Twp. Yearly Market Trends

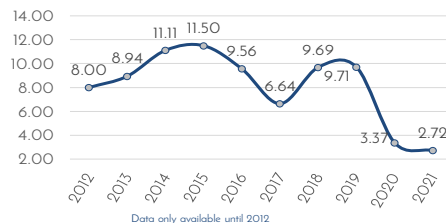


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
LP	\$1,275,098	\$1,760,848	\$2,260,384	\$1,809,690	\$2,068,400	\$1,292,057	\$1,774,399	\$1,263,029	\$1,331,312	\$1,360,524	\$1,598,605	\$1,325,913	\$1,349,272	\$1,483,247	\$1,736,887	\$1,410,357	\$1,491,186	\$1,758,263
SP	\$1,202,383	\$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

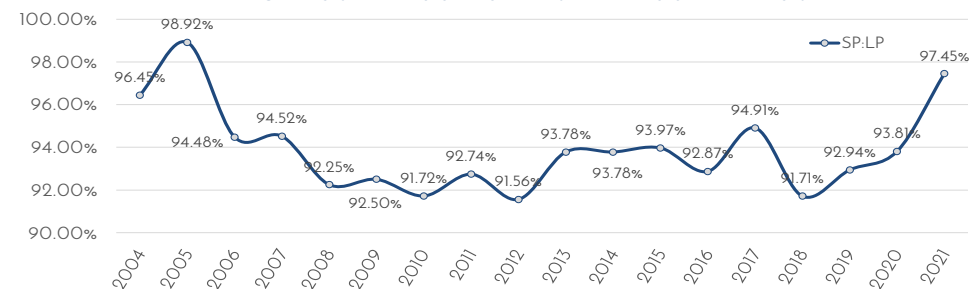


12Month Rate of Absorption

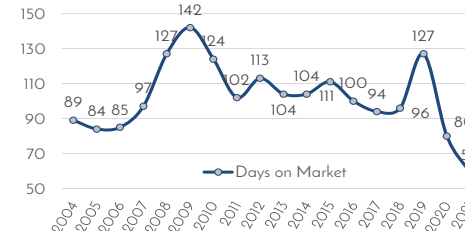


Harding Twp. Yearly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

