

Harding Twp.

November 2022 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	7 Cypress Circle	TwndEndUn	2	2.1	67	\$699,900	\$650,000	\$599,000	92.15%	\$530,100	1.13
2	75 Sand Spring Road	Contemp	7	9.2	39	\$4,300,000	\$4,300,000	\$4,350,000	101.16%	\$3,083,900	1.41
AVERAGE					53	\$2,499,950	\$2,475,000	\$2,474,500	96.66%		1.27

"Active" Listings in Harding Twp.

Number of Units: 12
 Average List Price: \$2,271,667
 Average Days on Market: 144

"Under Contract" Listings in Harding Twp.

Number of Units: 7
 Average List Price: \$2,152,857
 Average Days on Market: 22

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	86	118	96	53		78
List Price	\$1,228,111	\$2,350,000	\$1,810,200	\$1,547,429	\$2,077,000	\$1,995,500	\$2,115,500	\$2,048,800	\$2,268,333	\$1,822,225	\$2,475,000		\$1,860,820
Sales Price	\$1,188,222	\$2,287,500	\$1,722,700	\$1,486,964	\$2,107,000	\$1,937,500	\$2,056,125	\$1,931,621	\$1,896,667	\$1,726,625	\$2,474,500		\$1,787,569
SP:LP%	96.40%	94.69%	94.71%	100.15%	102.83%	97.42%	98.99%	92.22%	88.06%	94.96%	96.66%		96.80%
SP to AV	1.20	1.25	1.22	1.16	1.36	1.34	1.34	1.29	1.11	1.12	1.27		1.25
# Units Sold	9	2	5	7	5	6	8	5	3	4	2		56
3 Mo Rate of Ab	2.10	2.69	3.80	3.40	2.50	2.21	2.05	2.67	3.21	4.80	3.90		3.03
Active Listings	16	13	17	14	14	15	17	15	16	12	12		15
Under Contracts	11	15	15	16	19	14	7	7	4	7	7		11

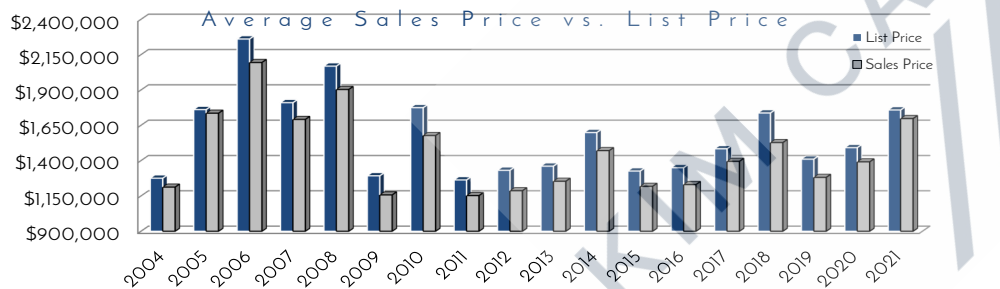
Flashback! YTD 2021 vs YTD 2022

YTD	2021	2022	% Change
DOM	61	78	27.65%
Sales Price	\$1,718,537	\$1,787,569	4.02%
LP:SP	97.16%	96.80%	-0.37%
SP:AV	1.189	1.246	4.78%

Prominent Properties
Sotheby's
INTERNATIONAL REALTY

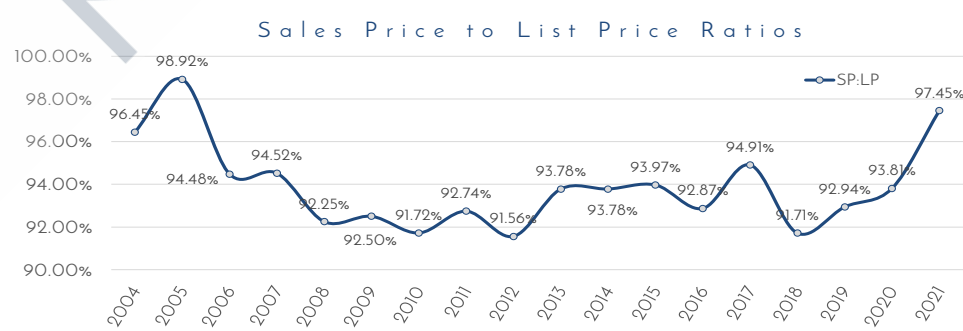
YTD	2021	2022	% Change
# Units Sold	68	56	-17.65%
Rate of Ab 3 Mo	4.32	3.90	-9.72%
Actives	18	12	-33.33%
Under Contracts	19	7	-63.16%

Harding Twp. Yearly Market Trends

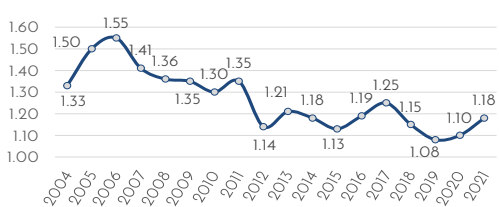


Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
LP	\$1,275,098	\$1,760,848	\$2,260,384	\$1,809,690	\$2,068,400	\$1,292,057	\$1,774,399	\$1,263,029	\$1,331,312	\$1,360,524	\$1,598,605	\$1,325,913	\$1,349,272	\$1,483,247	\$1,736,887	\$1,410,357	\$1,491,186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

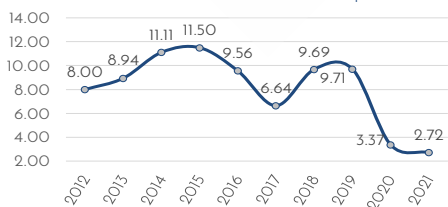
Harding Twp. Yearly Market Trends



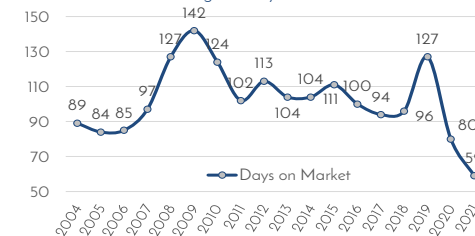
Sales Price to Assessed Value Ratio



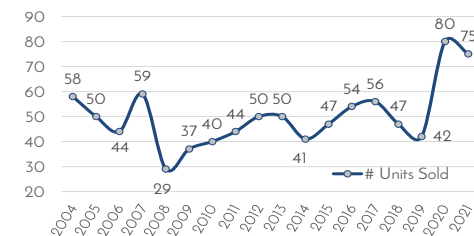
12Month Rate of Absorption



Average Days on Market



Number of Units Sold



*2007 Tax Re-evaluation