

Harding Twp.

October 2022 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	32 Village Road	Colonial	3	1.1	83	\$649,900	\$599,900	\$570,000	95.02%	\$383,400	1.49
2	2 Country Drive	Colonial	5	4.2	22	\$1,695,000	\$1,695,000	\$1,637,500	96.61%	\$1,497,500	1.09
3	15 Welsh Lane	Custom	5	7.1	217	\$3,295,000	\$2,499,000	\$2,167,000	86.71%	\$2,401,400	0.90
4	25 Morgan Drive	Colonial	5	6.3	60	\$2,495,000	\$2,495,000	\$2,532,000	101.48%	\$2,524,800	1.00
AVERAGE					96	\$2,033,725	\$1,822,225	\$1,726,625	94.96%		1.12

"Active" Listings in Harding Twp.

Number of Units: 12
 Average List Price: \$2,162,500
 Average Days on Market: 132

"Under Contract" Listings in Harding Twp.

Number of Units: 7
 Average List Price: \$2,346,429
 Average Days on Market: 37

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			79
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			\$1,838,072
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			\$1,762,127
SP:LP%	96.40%	94.69%	94.71%	100.15%	102.83%	97.42%	98.99%	92.22%	88.06%	94.96%			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			1.24
# Units Sold	9	2	5	7	5	6	8	5	3	4			54
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			2.94
Active Listings	16	13	17	14	14	15	17	15	16	12			15
Under Contracts	11	15	15	16	19	14	7	7	4	7			12

Flashback! YTD 2021 vs YTD 2022

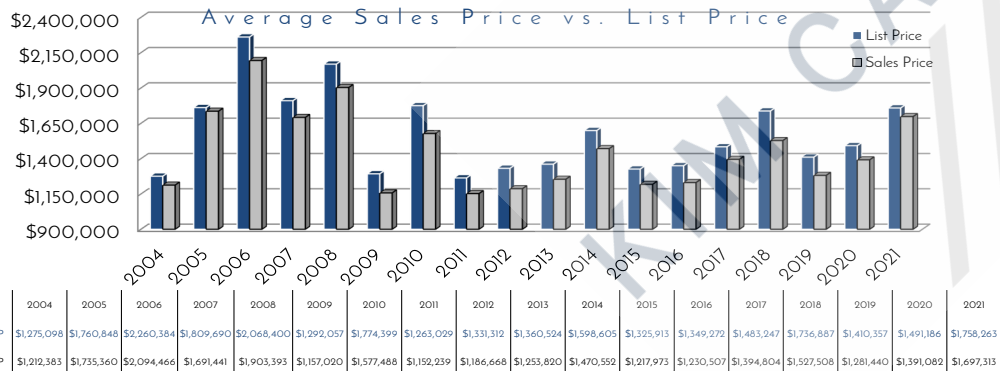
YTD	2021	2022	% Change
DOM	62	79	26.51%
Sales Price	\$1,731,306	\$1,762,127	1.78%
LP:SP	97.33%	96.80%	-0.55%
SP:AV	1.200	1.245	3.70%

Prominent Properties

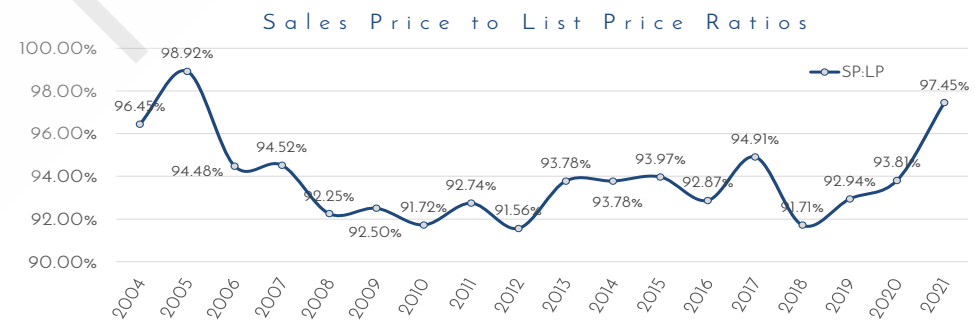
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YTD	2021	2022	% Change
# Units Sold	63	54	-14.29%
Rate of Ab 3 Mo	3.30	4.80	45.45%
Actives	23	12	-47.83%
Under Contracts	16	7	-56.25%

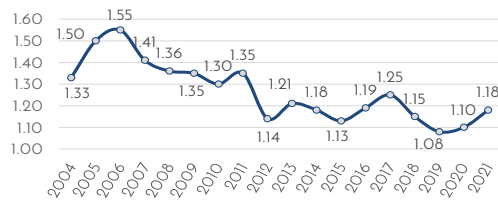
Harding Twp. Yearly Market Trends



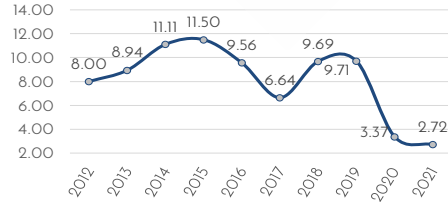
Harding Twp. Yearly Market Trends



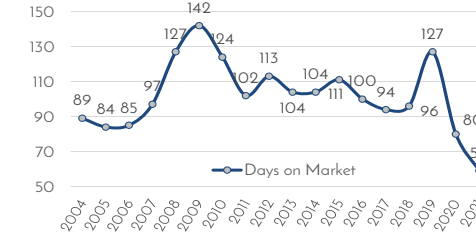
Sales Price to Assessed Value Ratio



12Month Rate of Absorption



Average Days on Market



Number of Units Sold

