

Harding Twp.

September 2022 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	6 Blue Mill Road	Colonial	3	1.1	51	\$695,000	\$695,000	\$665,000	95.68%	\$467,600	1.42
2	37 Morgan Drive	Colonial	6	5.1	244	\$2,650,000	\$2,460,000	\$2,325,000	94.51%	\$2,460,300	0.95
3	146 Village Road	Colonial	6	7.2	58	\$3,895,000	\$3,650,000	\$2,700,000	73.97%	\$2,807,400	0.96
AVERAGE					118	\$2,413,333	\$2,268,333	\$1,896,667	88.06%		1.11

"Active" Listings in Harding Twp.

Number of Units: 16
 Average List Price: \$2,533,563
 Average Days on Market: 104

"Under Contract" Listings in Harding Twp.

Number of Units: 4
 Average List Price: \$2,109,750
 Average Days on Market: 97

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				75
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				\$1,811,957
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				\$1,756,561
SP:LP%	96.40%	94.69%	94.71%	100.15%	102.83%	97.42%	98.99%	92.22%	88.06%				97.52%
SP to AV	1.20	1.25	1.22	1.16	1.36	1.34	1.34	1.29	1.11				1.26
# Units Sold	9	2	5	7	5	6	8	5	3				50
3 Mo Rate of Ab	2.10	2.69	3.80	3.40	2.50	2.21	2.05	2.67	3.21				2.74
Active Listings	16	13	17	14	14	15	17	15	16				15
Under Contracts	11	15	15	16	19	14	7	7	4				12

Flashback! YTD 2021 vs YTD 2022

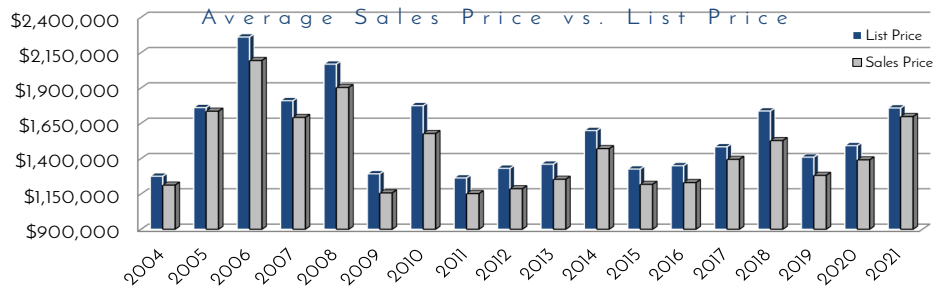
YTD	2021	2022	% Change
DOM	63	78	23.05%
Sales Price	\$1,710,454	\$1,764,967	3.19%
LP:SP	97.43%	96.95%	-0.49%
SP:AV	1.193	1.255	5.17%

Prominent Properties

Sotheby's
INTERNATIONAL REALTY

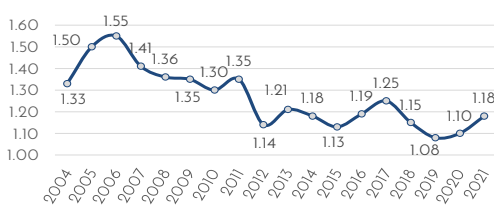
YTD	2021	2022	% Change
# Units Sold	56	50	-10.71%
Rate of Ab 3 Mo	3.86	3.21	-16.84%
Actives	28	16	-42.86%
Under Contracts	14	4	-71.43%

Harding Twp. Yearly Market Trends

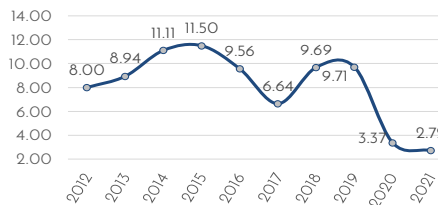


Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
LP	\$1,275,098	\$1,760,848	\$2,260,384	\$1,809,690	\$2,068,400	\$1,292,057	\$1,774,399	\$1,263,029	\$1,331,312	\$1,360,524	\$1,598,605	\$1,325,913	\$1,349,272	\$1,483,247	\$1,736,887	\$1,410,357	\$1,491,186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

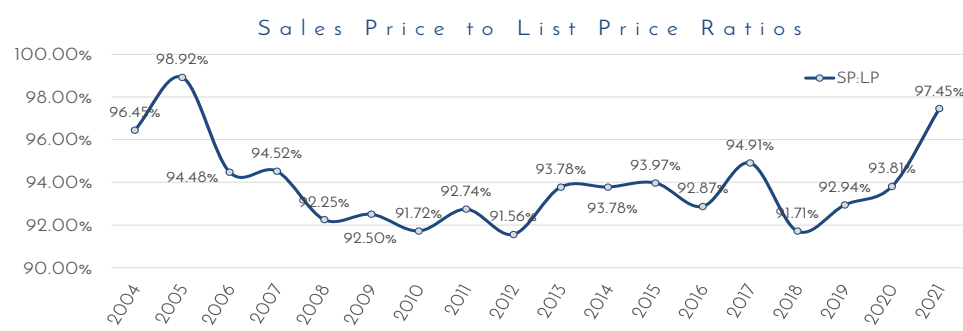
Sales Price to Assessed Value Ratio



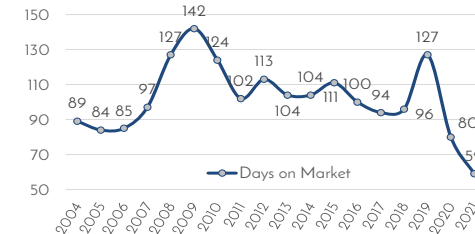
12Month Rate of Absorption



Harding Twp. Yearly Market Trends



Average Days on Market



Number of Units Sold

