

Harding Twp.

April 2023 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	13 Birch Lane	TwndUn	2	2.2	16	\$629,000	\$629,000	\$629,000	100.00%	\$460,900	1.36
2	655 Mount Kemble Avenue	Colonial	4	2.1	61	\$899,000	\$799,000	\$692,000	86.61%	\$953,500	0.73
3	54 Brook Drive South	Colonial	4	3	167	\$1,198,000	\$1,100,000	\$1,050,000	95.45%	\$745,400	1.41
4	6 Village Road	Colonial	4	3.1	14	\$945,000	\$945,000	\$1,100,000	116.40%	\$883,200	1.25
AVERAGE					65	\$917,750	\$868,250	\$867,750	99.62%		1.19

"Active" Listings in Harding Twp.

Number of Units: 17
 Average List Price: \$2,475,994
 Average Days on Market: 93

"Under Contract" Listings in Harding Twp.

Number of Units: 2
 Average List Price: \$2,672,500
 Average Days on Market: 27

Harding Twp. 2023 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	12	No Sales	81	65									57
List Price	\$1,855,000	No Sales	\$1,520,000	\$868,250									\$1,465,176
Sales Price	\$1,987,000	No Sales	\$1,474,375	\$867,750									\$1,482,412
SP:LP%	105.22%	No Sales	97.30%	99.62%									100.17%
SP to AV	1.29	No Sales	1.32	1.19									1.28
# Units Sold	5	0	8	4									17
3 Mo Rate of Ab	4.00	3.86	3.54	4.25									3.91
Active Listings	13	11	14	17									14
Under Contracts	5	8	6	2									5

Flashback! YTD 2022 vs YTD 2023

YTD	2022	2023	% Change
DOM	79	57	-27.90%
Sales Price	\$1,490,924	\$1,482,412	-0.57%
LP:SP	97.03%	100.17%	3.25%
SP:AV	1.194	1.278	7.03%

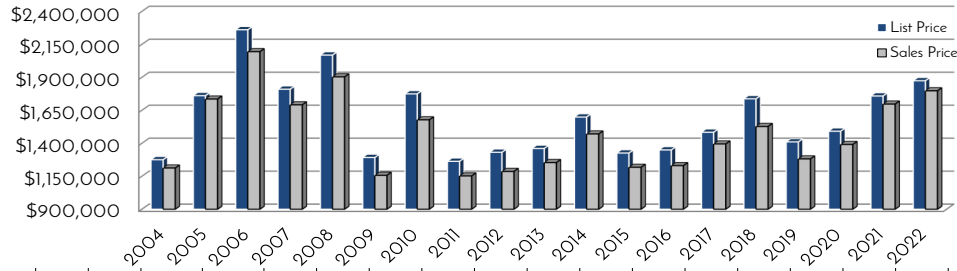
Prominent Properties

Sotheby's
INTERNATIONAL REALTY

YTD	2022	2023	% Change
# Units Sold	23	17	-26.09%
Rate of Ab 3 Mo	3.00	3.91	30.53%
Actives	15	14	-8.33%
Under Contracts	14	5	-63.16%

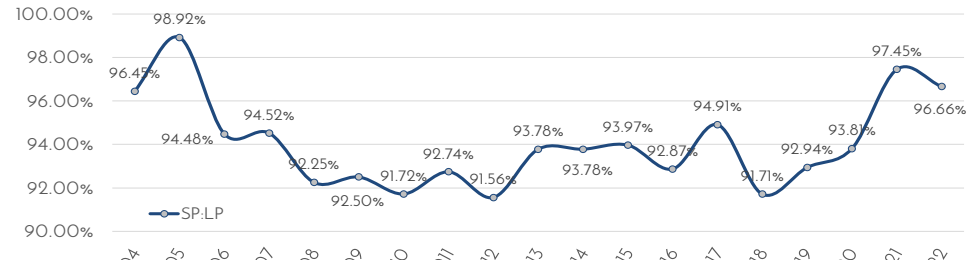
Harding Twp. Yearly Market Trends

Average Sales Price vs. List Price

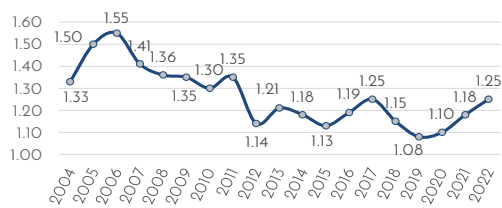


Harding Twp. Yearly Market Trends

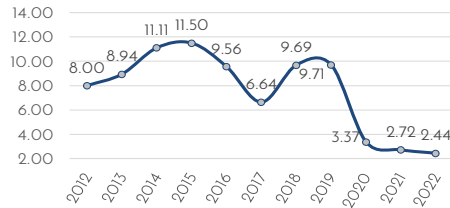
Sales Price to List Price Ratios



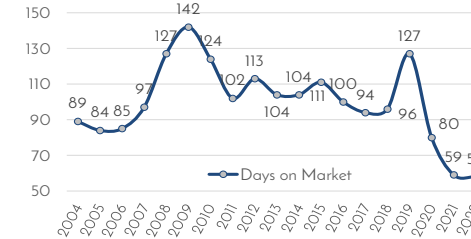
Sales Price to Assessed Value Ratio



12Month Rate of Absorption



Average Days on Market



Number of Units Sold

