

# Harding Twp.

## December 2023 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	11 Poplar Lane	TwnIntUn	2	3.1	13	\$540,000	\$540,000	\$540,000	100.00%	\$431,200	1.25
2	14 Forest Dale Drive	TwnEndUn	2	2.1	49	\$750,000	\$750,000	\$805,000	107.33%	\$511,600	1.57
3	632 Spring Valley Road	Colonial	3	2.0	14	\$949,000	\$949,000	\$1,200,500	126.50%	\$758,800	1.58
4	12 White Deer Lane	Colonial	4	5.2	32	\$1,650,000	\$1,295,000	\$1,260,000	97.30%	\$1,556,100	0.81
5	72 Youngs Road	CapeCod	4	3.0	29	\$1,299,000	\$1,299,000	\$1,280,000	98.54%	\$1,253,400	1.02
6	70 Millbrook Road	Colonial	4	3.1	26	\$1,499,900	\$1,499,900	\$1,510,000	100.67%	\$984,300	1.53
7	62 Brook Drive	Colonial	6	4.1	12	\$1,799,000	\$1,799,000	\$1,700,000	94.50%	\$1,074,600	1.58
8	61 Anthony Wayne Road	Colonial	4	2.1	79	\$1,750,000	\$1,750,000	\$1,750,000	100.00%	\$1,017,500	1.72
9	20 White Deer Lane	Colonial	5	5.1	53	\$2,395,000	\$2,295,000	\$2,275,000	99.13%	\$1,878,200	1.21
10	117 Pleasantville Road	Colonial	6	7.2	1	\$3,400,000	\$3,400,000	\$3,400,000	100.00%	\$2,016,500	1.69
AVERAGE					31	\$1,603,190	\$1,557,690	\$1,572,050	102.40%	\$1,148,220	1.40

### "Active" Listings in Harding Twp.

Number of Units: 12  
 Average List Price: \$3,438,667  
 Average Days on Market: 173

### "Under Contract" Listings in Harding Twp.

Number of Units: 6  
 Average List Price: \$1,512,000  
 Average Days on Market: 28

# 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	No Sales	32	25	37	53	14	109	31	46
List Price	\$1,855,000	No Sales	\$1,520,000	\$868,250	No Sales	\$2,197,000	\$1,079,667	\$1,696,500	\$1,315,200	\$1,133,333	\$1,932,495	\$1,557,690	\$1,486,985
Sales Price	\$1,987,000	No Sales	\$1,474,375	\$867,750	No Sales	\$2,140,000	\$1,100,667	\$1,654,375	\$1,298,686	\$1,216,667	\$1,850,000	\$1,572,050	\$1,490,871
SP:LP%	105.22%	No Sales	97.30%	99.62%	No Sales	90.48%	103.27%	97.48%	99.47%	108.94%	95.75%	102.40%	100.46%
SP to AV	1.29	No Sales	1.32	1.19	No Sales	0.98	1.16	1.41	1.15	1.30	1.36	1.40	1.28
# Units Sold	5	0	8	4	0	2	3	4	7	3	2	10	48
3 Mo Rate of Ab	4.00	3.86	3.54	4.25	4.00	8.50	9.58	5.24	4.07	3.43	3.23	2.40	4.68
Active Listings	13	11	14	17	15	16	13	15	16	14	15	12	14
Under Contracts	5	8	6	2	8	10	12	11	10	13	8	6	8

## Flashback! YTD 2022 vs YTD 2023

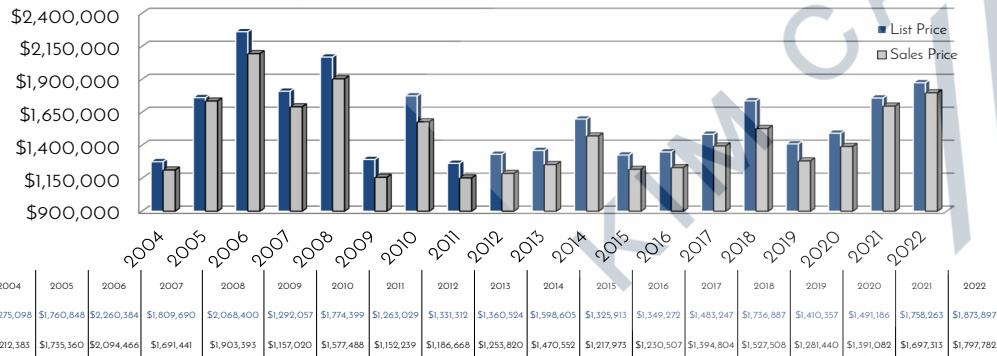
YTD	2022	2023	% Change
DOM	78	46	-41.17%
Sales Price	\$1,797,782	\$1,490,871	-17.07%
LP:SP	96.66%	100.46%	3.94%
SP:AV	1.251	1.281	2.33%

Prominent Properties  
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INTERNATIONAL REALTY

YTD	2022	2023	% Change
# Units Sold	58	48	-17.24%
Rate of Ab 3 Mo	3.15	4.68	48.33%
Actives	14.3	14.3	-0.58%
Under Contracts	11	8	-23.85%

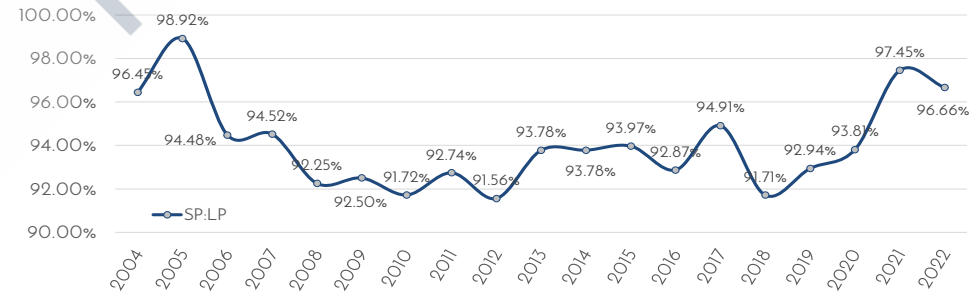
## Harding Twp. Yearly Market Trends

Average Sales Price vs. List Price

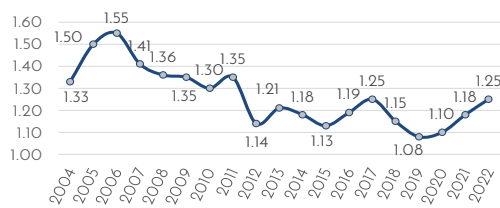


## Harding Twp. Yearly Market Trends

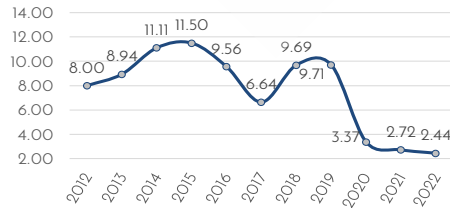
Sales Price to List Price Ratios



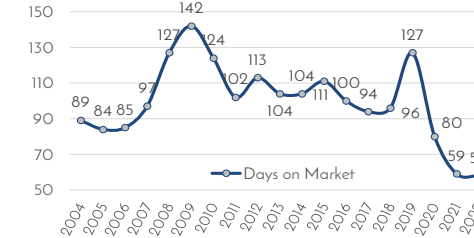
Sales Price to Assessed Value Ratio



12Month Rate of Absorption



Average Days on Market



Number of Units Sold

