

Harding Twp.

July 2023 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	2 Baxter Farm Road	Contemp	5	4.1	21	\$899,000	\$899,000	\$780,000	86.76%	\$863,500	0.90
2	21 Lees Hill Road	Ranch	3	2	10	\$790,000	\$790,000	\$972,000	123.04%	\$646,900	1.50
3	127 Glen Alpin Road	Ranch	3	3.1	44	\$1,550,000	\$1,550,000	\$1,550,000	100.00%	\$1,426,300	1.09
AVERAGE					25	\$1,079,667	\$1,079,667	\$1,100,667	103.27%		1.16

"Active" Listings in Harding Twp.

Number of Units: 13
 Average List Price: \$2,975,077
 Average Days on Market: 87

"Under Contract" Listings in Harding Twp.

Number of Units: 12
 Average List Price: \$1,322,367
 Average Days on Market: 49

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						50
List Price	\$1,855,000	No Sales	\$1,520,000	\$868,250	No Sales	\$2,197,000	\$1,079,667						\$1,479,136
Sales Price	\$1,987,000	No Sales	\$1,474,375	\$867,750	No Sales	\$2,140,000	\$1,100,667						\$1,490,136
SP:LP%	105.22%	No Sales	97.30%	99.62%	No Sales	90.48%	103.27%						99.72%
SP to AV	1.29	No Sales	1.32	1.19	No Sales	0.98	1.16						1.23
# Units Sold	5	0	8	4	0	2	3						22
3 Mo Rate of Ab	4.00	3.86	3.54	4.25	4.00	8.50	9.58						5.39
Active Listings	13	11	14	17	15	16	13						14
Under Contracts	5	8	6	2	8	10	12						7

Flashback! YTD 2022 vs YTD 2023

YTD	2022	2023	% Change
DOM	74	50	-32.16%
Sales Price	\$1,735,720	\$1,490,136	-14.15%
LP:SP	98.15%	99.72%	1.60%
SP:AV	1.262	1.231	-2.48%

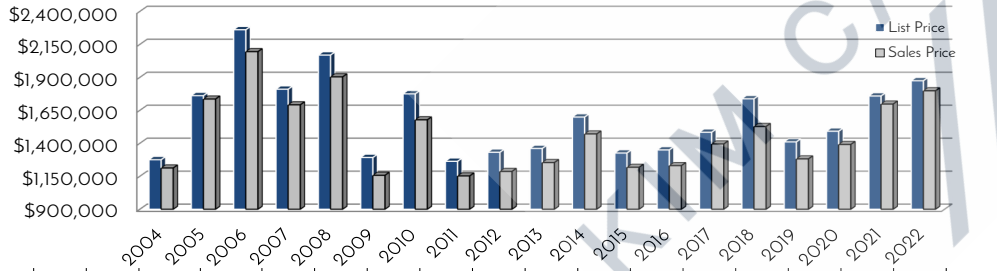
Prominent Properties

Sotheby's
INTERNATIONAL REALTY

YTD	2022	2023	% Change
# Units Sold	42	22	-47.62%
Rate of Ab 3 Mo	2.68	5.39	101.23%
Actives	15	13	-14.15%
Under Contracts	14	12	-13.40%

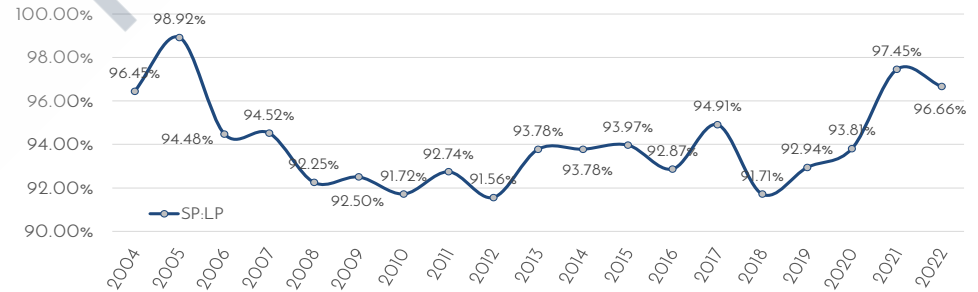
Harding Twp. Yearly Market Trends

Average Sales Price vs. List Price

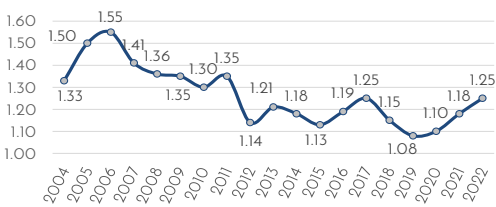


Harding Twp. Yearly Market Trends

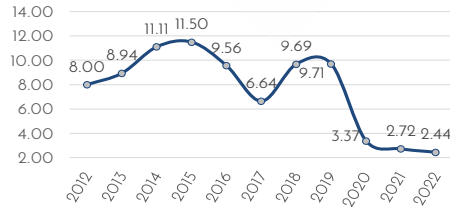
Sales Price to List Price Ratios



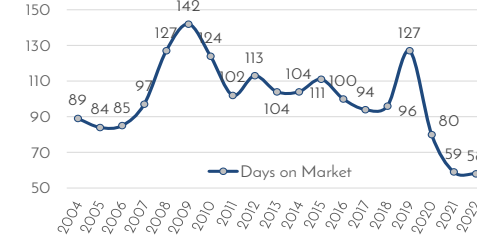
Sales Price to Assessed Value Ratio



12Month Rate of Absorption



Average Days on Market



Number of Units Sold

