

Harding Twp.

June 2023 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	86 Millbrook Road	Custom	3	3	55	\$599,000	\$599,000	\$485,000	80.97%	\$653,100	0.74
2	15 Hartley Farms Road	Colonial	6	6.2	9	\$3,795,000	\$3,795,000	\$3,795,000	100.00%	\$3,137,900	1.21
AVERAGE					32	\$2,197,000	\$2,197,000	\$2,140,000	90.48%		0.98

"Active" Listings in Harding Twp.

Number of Units: 16
 Average List Price: \$2,630,525
 Average Days on Market: 101

"Under Contract" Listings in Harding Twp.

Number of Units: 10
 Average List Price: \$1,764,599
 Average Days on Market: 32

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							54
List Price	\$1,855,000	No Sales	\$1,520,000	\$868,250	No Sales	\$2,197,000							\$1,542,211
Sales Price	\$1,987,000	No Sales	\$1,474,375	\$867,750	No Sales	\$2,140,000							\$1,551,632
SP:LP%	105.22%	No Sales	97.30%	99.62%	No Sales	90.48%							99.15%
SP to AV	1.29	No Sales	1.32	1.19	No Sales	0.98							1.24
# Units Sold	5	0	8	4	0	2							19
3 Mo Rate of Ab	4.00	3.86	3.54	4.25	4.00	8.50							4.69
Active Listings	13	11	14	17	15	16							14
Under Contracts	5	8	6	2	8	10							7

Flashback! YTD 2022 vs YTD 2023

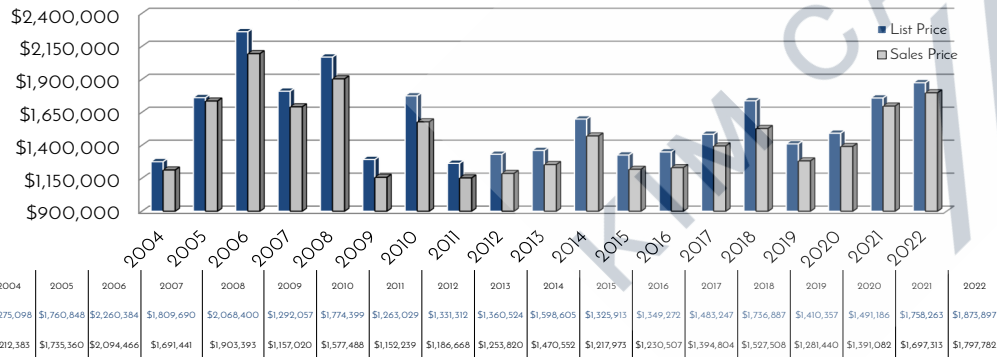
YTD	2022	2023	% Change
DOM	82	54	-33.80%
Sales Price	\$1,660,331	\$1,551,632	-6.55%
LP:SP	97.95%	99.15%	1.23%
SP:AV	1.243	1.242	-0.03%

Prominent Properties
Sotheby's
INTERNATIONAL REALTY

YTD	2022	2023	% Change
# Units Sold	34	19	-44.12%
Rate of Ab 3 Mo	2.78	4.69	68.56%
Actives	15	14	-3.37%
Under Contracts	15	7	-56.67%

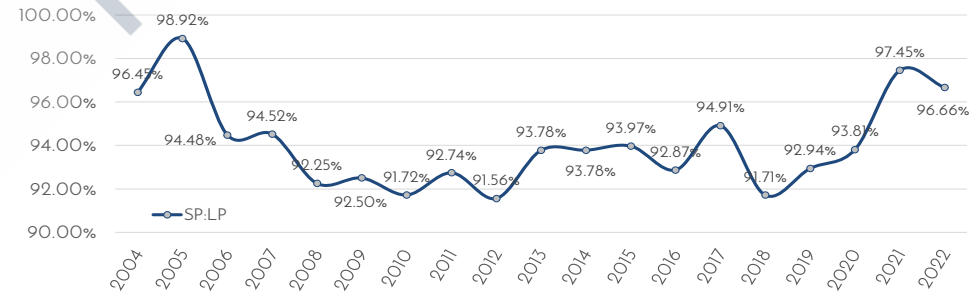
Harding Twp. Yearly Market Trends

Average Sales Price vs. List Price

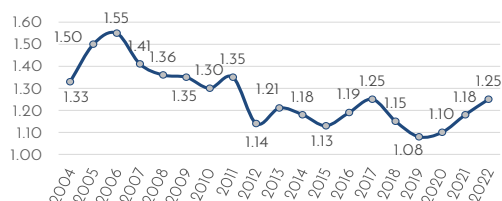


Harding Twp. Yearly Market Trends

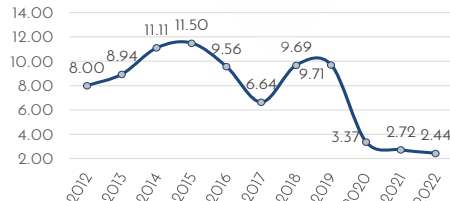
Sales Price to List Price Ratios



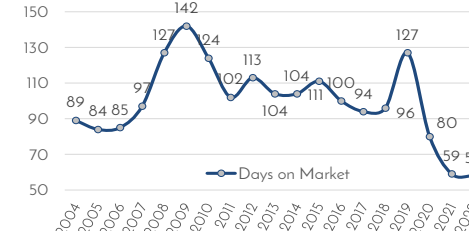
Sales Price to Assessed Value Ratio



12Month Rate of Absorption



Average Days on Market



Number of Units Sold

