

Harding Twp.

February 2023 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	10 Shadowbrook Lane	TwnEndUn	2	3	10	\$545,000	\$545,000	\$545,000	100.00%	\$462,000	1.18
2	7 Beech Lane	TwnEndUn	2	2.1	24	\$545,000	\$545,000	\$545,000	100.00%	\$437,900	1.24
3	84 Meyersville Road	CapeCod	2	2	198	\$750,000	\$650,000	\$620,000	95.38%	\$461,400	1.34
4	19 Lees Hill Road	Ranch	4	3.1	21	\$1,695,000	\$1,695,000	\$1,650,000	97.35%		
5	24 Silverbrook Road	Colonial	5	5.1	71	\$1,850,000	\$1,850,000	\$1,780,000	96.22%	\$1,527,600	1.17
6	168 Lees Hill Road	Colonial	6	6.2	311	\$2,500,000	\$2,000,000	\$1,880,000	94.00%	\$2,080,800	0.90
7	16 Youngs Road	Colonial	4	2.2	10	\$2,200,000	\$2,200,000	\$2,100,000	95.45%	\$1,696,500	1.24
8	44 Youngs Road	Colonial	4	4	1	\$2,675,000	\$2,675,000	\$2,675,000	100.00%	\$1,232,800	2.17
AVERAGE					81	\$1,595,000	\$1,520,000	\$1,474,375	97.30%	\$1,128,429	1.32

"Active" Listings in Harding Twp.

Number of Units: 14
 Average List Price: \$2,687,350
 Average Days on Market: 118

"Under Contract" Listings in Harding Twp.

Number of Units: 6
 Average List Price: \$1,610,500
 Average Days on Market: 48

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										54
List Price	\$1,855,000	No Sales	\$1,520,000										\$1,648,846
Sales Price	\$1,987,000	No Sales	\$1,474,375										\$1,671,538
SP:LP%	105.22%	No Sales	97.30%										100.35%
SP to AV	1.29	No Sales	1.32										1.31
# Units Sold	5	0	8										13
3 Mo Rate of Ab	4.00	3.86	3.54										3.80
Active Listings	13	11	14										13
Under Contracts	5	8	6										6

Flashback! YTD 2022 vs YTD 2023

YTD	2022	2023	% Change
DOM	78	54	-30.32%
Sales Price	\$1,492,656	\$1,671,538	11.98%
LP:SP	95.66%	100.35%	4.90%
SP:AV	1.210	1.311	8.36%

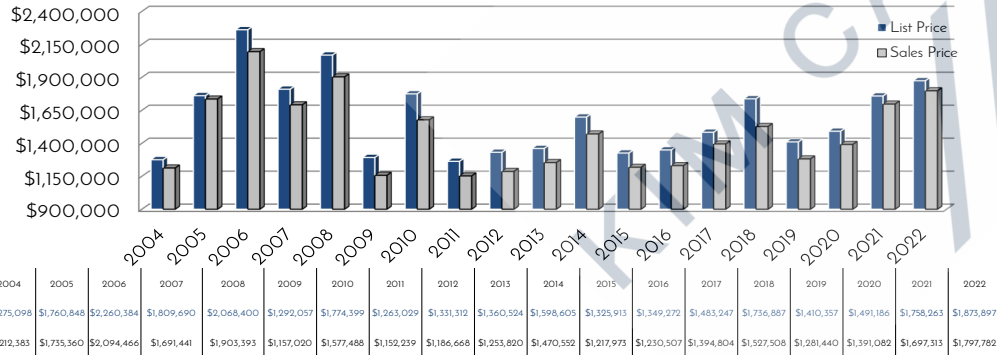
Prominent Properties

Sotheby's
INTERNATIONAL REALTY

YTD	2022	2023	% Change
# Units Sold	16	13	-18.75%
Rate of Ab 3 Mo	2.86	3.80	32.71%
Actives	15	13	-17.39%
Under Contracts	14	6	-53.66%

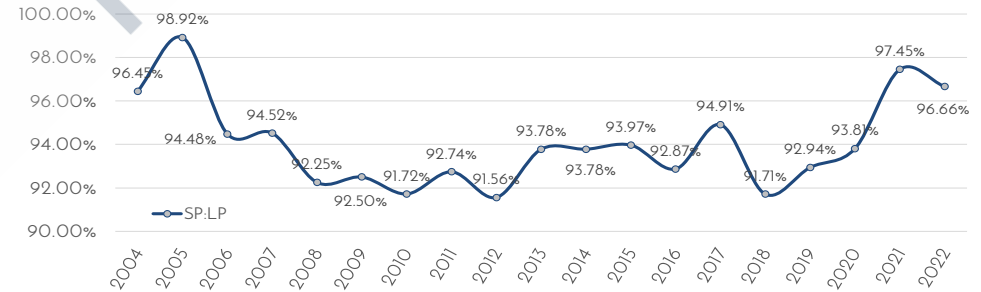
Harding Twp. Yearly Market Trends

Average Sales Price vs. List Price

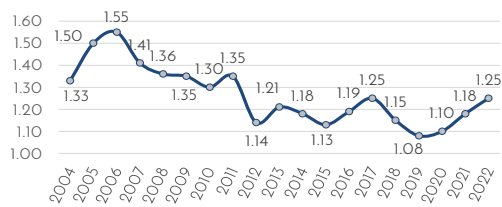


Harding Twp. Yearly Market Trends

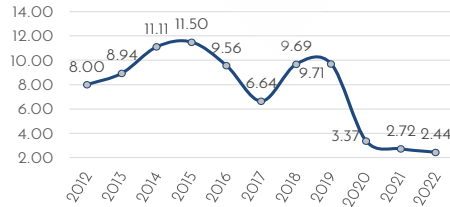
Sales Price to List Price Ratios



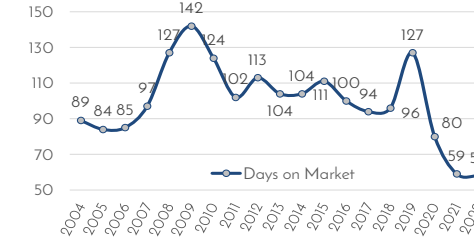
Sales Price to Assessed Value Ratio



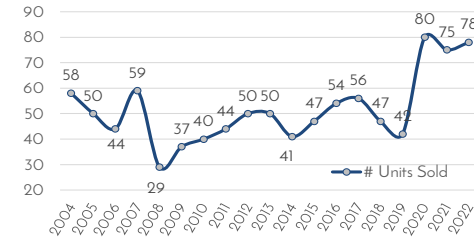
12Month Rate of Absorption



Average Days on Market



Number of Units Sold



*2007 Tax Re-evaluation

Data only available until 2012