

# Harding Twp.

## October 2023 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	31 Meyersville Road	CapeCod	3	1.1	24	\$675,000	\$675,000	\$850,000	125.93%	\$576,500	1.47
2	15 Baileys Mill Road	Ranch	2	3.1	15	\$975,000	\$975,000	\$900,000	92.31%	\$1,185,500	0.76
3	26 Shalebrook Drive	Colonial	5	3.2	2	\$1,750,000	\$1,750,000	\$1,900,000	108.57%	\$1,133,600	1.68
<b>AVERAGE</b>					14	\$1,133,333	\$1,133,333	\$1,216,667	108.94%		1.30

### "Active" Listings in Harding Twp.

Number of Units: 14  
 Average List Price: \$3,149,071  
 Average Days on Market: 102

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

Number of Units: 13  
 Average List Price: \$1,484,992  
 Average Days on Market: 43

# 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			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			\$1,442,594
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			\$1,448,369
SP:LP%	105.22%	No Sales	97.30%	99.62%	No Sales	90.48%	103.27%	97.48%	99.47%	108.94%			100.19%
SP to AV	1.29	No Sales	1.32	1.19	No Sales	0.98	1.16	1.41	1.15	1.30			1.24
# Units Sold	5	0	8	4	0	2	3	4	7	3			36
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			5.05
Active Listings	13	11	14	17	15	16	13	15	16	14			14
Under Contracts	5	8	6	2	8	10	12	11	10	13			9

## Flashback! YTD 2022 vs YTD 2023

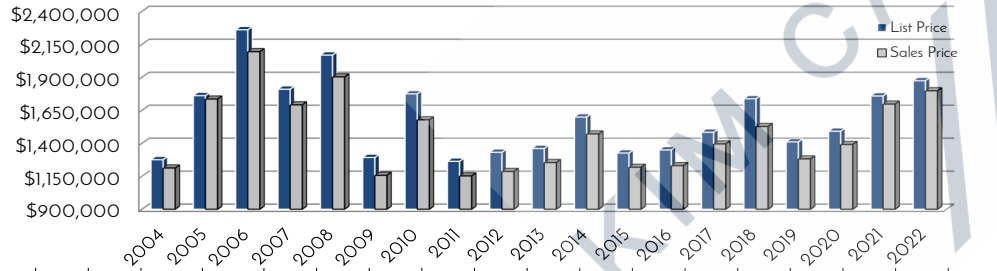
YTD	2022	2023	% Change
DOM	79	46	-41.47%
Sales Price	\$1,762,127	\$1,448,369	-17.81%
LP:SP	96.80%	100.19%	3.50%
SP:AV	1.245	1.239	-0.43%

Prominent Properties  
Sotheby's  
INTERNATIONAL REALTY

YTD	2022	2023	% Change
# Units Sold	54	36	-33.33%
Rate of Ab 3 Mo	2.94	5.05	71.49%
Actives	15	14	-3.36%
Under Contracts	12	9	-26.09%

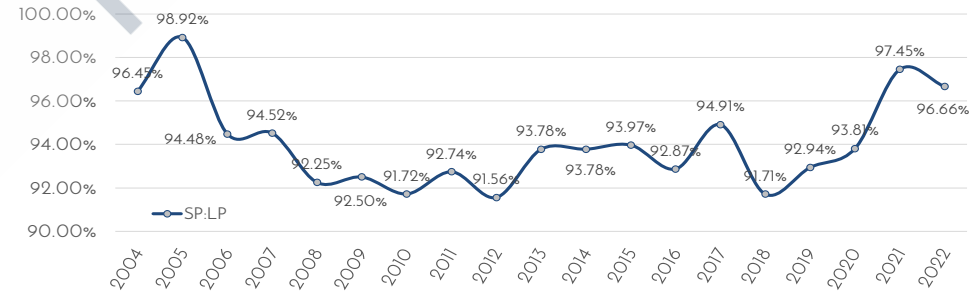
## Harding Twp. Yearly Market Trends

Average Sales Price vs. List Price

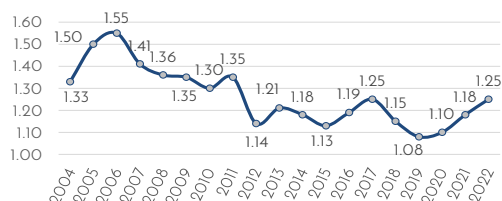


## Harding Twp. Yearly Market Trends

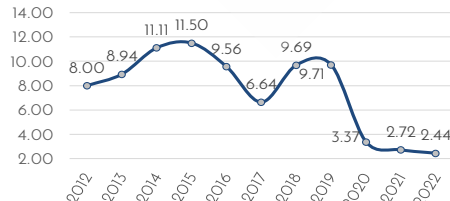
Sales Price to List Price Ratios



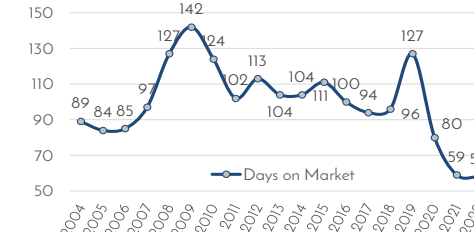
Sales Price to Assessed Value Ratio



12Month Rate of Absorption



Average Days on Market



Number of Units Sold

