

# Harding Twp.

## April 2024 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	14 Forest Dale Drive	TwnEndUn	2	2.1	5	\$825,000	\$825,000	\$850,000	103.03%	\$511,600	1.66
2	66 Anthony Wayne Road	Colonial	5	3.1	11	\$1,925,000	\$1,925,000	\$1,931,000	100.31%	\$996,300	1.94
3	16 Youngs Road	Colonial	4	2.2	8	\$2,275,000	\$2,275,000	\$2,515,000	110.55%	\$1,696,500	1.48
4	22 Featherbed Lane	Colonial	5	4.2	129	\$4,100,000	\$4,100,000	\$3,900,000	95.12%	\$2,992,400	1.30
<b>AVERAGE</b>					38	\$2,281,250	\$2,281,250	\$2,299,000	102.25%		1.60

### "Active" Listings in Harding Twp.

Number of Units: 15  
 Average List Price: \$2,916,467  
 Average Days on Market: 92

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

Number of Units: 11  
 Average List Price: \$2,368,091  
 Average Days on Market: 76

# Harding Twp. 2024 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	28	20	96	38									37
List Price	\$825,000	\$1,516,000	\$1,599,000	\$2,281,250									\$1,788,556
Sales Price	\$817,500	\$1,601,667	\$1,460,000	\$2,299,000									\$1,808,722
SP:LP%	99.09%	104.83%	91.31%	102.25%									101.55%
SP to AV	1.51	1.41	1.69	1.60									1.53
# Units Sold	1	3	1	4									9
3 Mo Rate of Ab	3.50	2.14	6.59	5.99									4.56
Active Listings	13	9	11	15									12
Under Contracts	3	7	9	11									8

## Flashback! YTD 2023 vs YTD 2024

YTD	2023	2024	% Change
DOM	57	37	-33.97%
Sales Price	\$1,482,412	\$1,808,722	22.01%
LP:SP	100.17%	101.55%	1.37%
SP:AV	1.278	1.534	20.07%

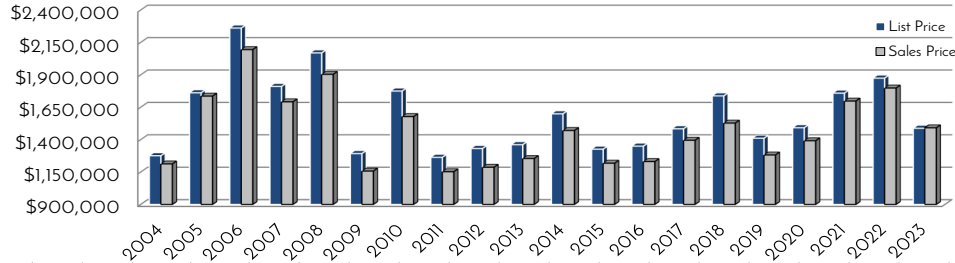
Prominent Properties

**Sotheby's**  
INTERNATIONAL REALTY

YTD	2023	2024	% Change
# Units Sold	17	9	-47.06%
Rate of Ab 3 Mo	3.91	4.56	16.42%
Actives	14	12	-12.73%
Under Contracts	5	8	42.86%

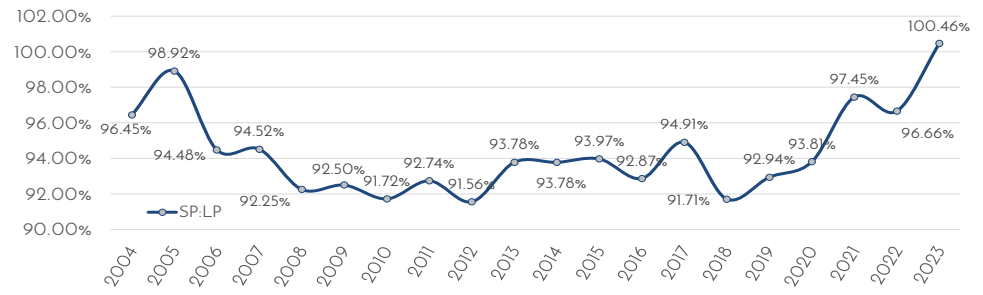
## Harding Twp. Yearly Market Trends

Average Sales Price vs. List Price

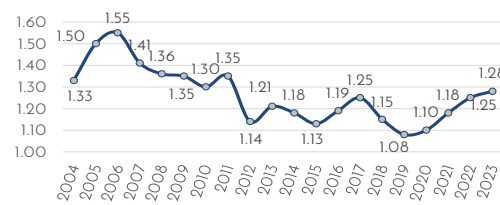


## Harding Twp. Yearly Market Trends

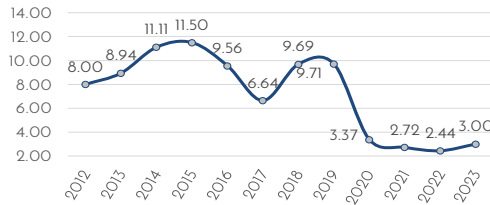
Sales Price to List Price Ratios



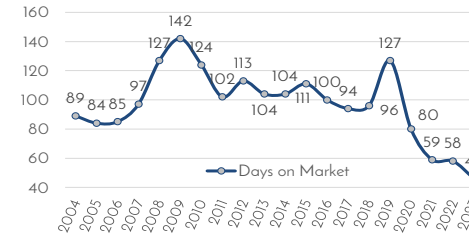
Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



Average Days on Market



Number of Units Sold

