

# Harding Twp.

## February 2024 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	110 Kitchell Road	Colonial	3	4.0	37	\$1,050,000	\$1,050,000	\$1,075,000	102.38%	\$803,400	1.34
2	18 Baxter Farm Road	Colonial	4	2.1	13	\$1,499,000	\$1,499,000	\$1,530,000	102.07%	\$1,005,400	1.52
3	19 Maryknoll Drive	Colonial	4	6.2	10	\$1,999,000	\$1,999,000	\$2,200,000	110.06%	\$1,616,600	1.36
<b>AVERAGE</b>					20	\$1,516,000	\$1,516,000	\$1,601,667	104.83%		1.41

### "Active" Listings in Harding Twp.

Number of Units: 9  
 Average List Price: \$3,034,889  
 Average Days on Market: 178

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

Number of Units: 7  
 Average List Price: \$2,408,286  
 Average Days on Market: 65

# 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											22
List Price	\$825,000	\$1,516,000											\$1,343,250
Sales Price	\$817,500	\$1,601,667											\$1,405,625
SP:LP%	99.09%	104.83%											103.40%
SP to AV	1.51	1.41											1.43
# Units Sold	1	3											4
3 Mo Rate of Ab	3.50	2.14											2.82
Active Listings	13	9											11
Under Contracts	3	7											5

## Flashback! YTD 2023 vs YTD 2024

YTD	2023	2024	% Change
DOM	12	22	83.33%
Sales Price	\$1,987,000	\$1,405,625	-29.26%
LP:SP	105.22%	103.40%	-1.73%
SP:AV	1.294	1.433	10.71%

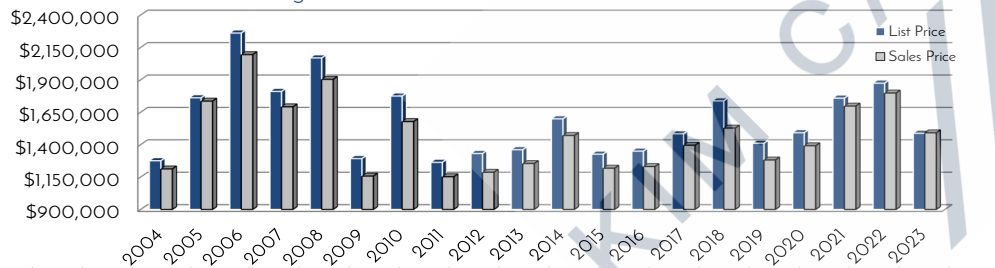
Prominent Properties

**Sotheby's**  
INTERNATIONAL REALTY

YTD	2023	2024	% Change
# Units Sold	5	4	-20.00%
Rate of Ab 3 Mo	3.93	2.82	-28.24%
Actives	12	11	-8.33%
Under Contracts	7	5	-23.08%

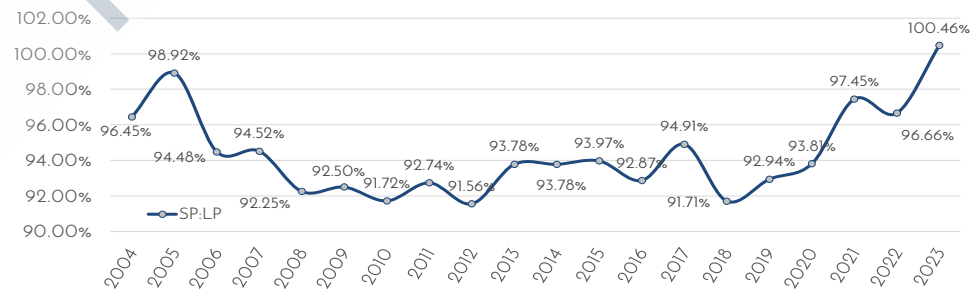
## Harding Twp. Yearly Market Trends

Average Sales Price vs. List Price

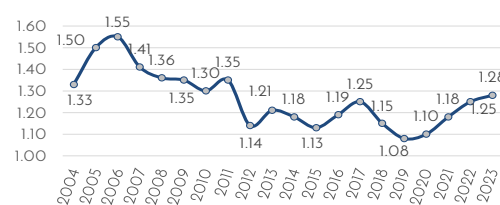


## Harding Twp. Yearly Market Trends

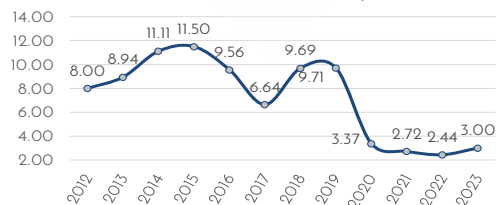
Sales Price to List Price Ratios



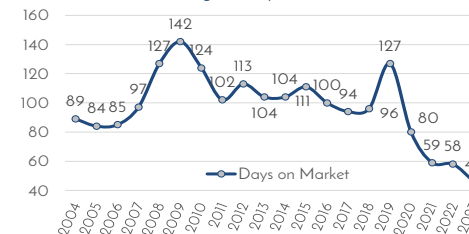
Sales Price to Assessed Value Ratio



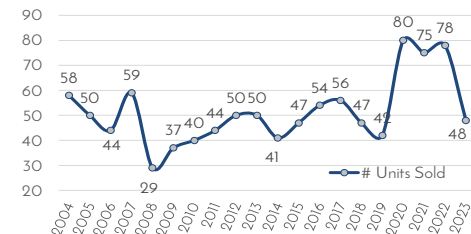
12 Month Rate of Absorption



Average Days on Market



Number of Units Sold



\*2007 Tax Re-evaluation

Data only available until 2012