

Harding Twp.

March 2024 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	2 Baxter Farm Road	Contemp	5	4.1	96	\$1,599,000	\$1,599,000	\$1,460,000	91.31%	\$863,500	1.69
AVERAGE					96	\$1,599,000	\$1,599,000	\$1,460,000	91.31%		1.69

"Active" Listings in Harding Twp.

Number of Units: 11
 Average List Price: \$3,540,626
 Average Days on Market: 135

"Under Contract" Listings in Harding Twp.

Number of Units: 9
 Average List Price: \$2,253,778
 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	96										37
List Price	\$825,000	\$1,516,000	\$1,599,000										\$1,394,400
Sales Price	\$817,500	\$1,601,667	\$1,460,000										\$1,416,500
SP:LP%	99.09%	104.83%	91.31%										100.98%
SP to AV	1.51	1.41	1.69										1.48
# Units Sold	1	3	1										5
3 Mo Rate of Ab	3.50	2.14	6.59										4.08
Active Listings	13	9	11										11
Under Contracts	3	7	9										6

Flashback! YTD 2023 vs YTD 2024

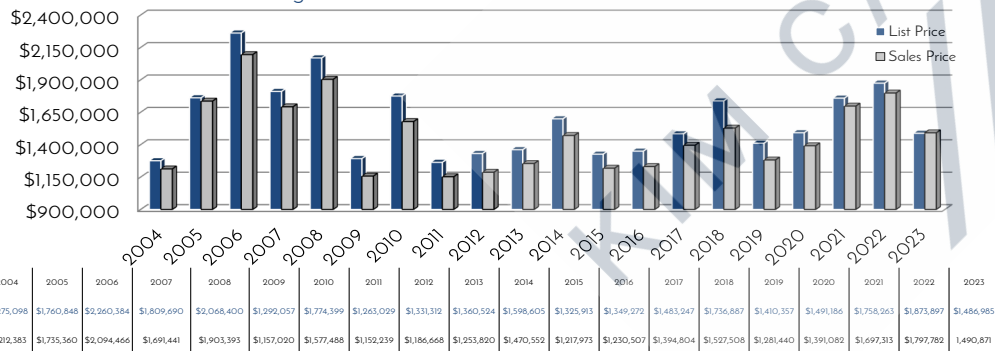
YTD	2023	2024	% Change
DOM	54	37	-32.24%
Sales Price	\$1,671,538	\$1,416,500	-15.26%
LP:SP	100.35%	100.98%	0.63%
SP:AV	1.311	1.484	13.22%

Prominent Properties
Sotheby's
INTERNATIONAL REALTY

YTD	2023	2024	% Change
# Units Sold	13	5	-61.54%
Rate of Ab 3 Mo	3.80	4.08	7.28%
Actives	13	11	-13.16%
Under Contracts	6	6	0.00%

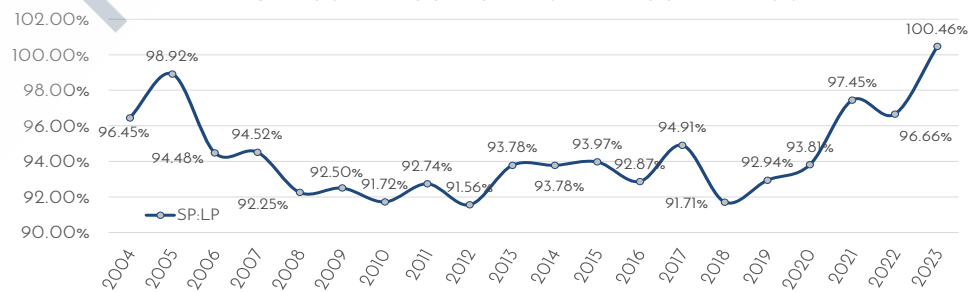
Harding Twp. Yearly Market Trends

Average Sales Price vs. List Price

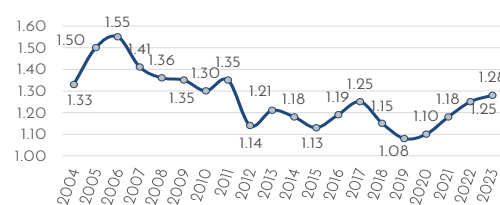


Harding Twp. Yearly Market Trends

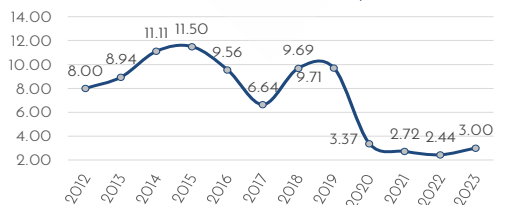
Sales Price to List Price Ratios



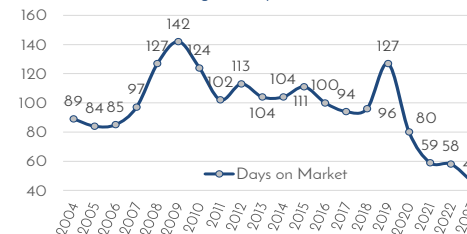
Sales Price to Assessed Value Ratio



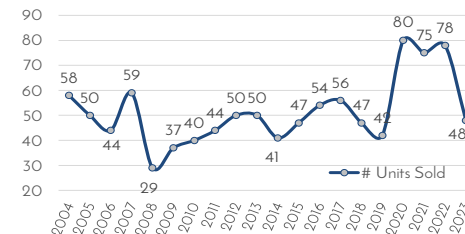
12 Month Rate of Absorption



Average Days on Market



Number of Units Sold



*2007 Tax Re-evaluation

Data only available until 2012