

Harding Twp.

April 2025 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	20 Glen Alpin Road	Ranch	3	2.0	20	\$715,000	\$715,000	\$755,000	105.59%	\$584,300	1.29
2	77 Millbrook Road	Colonial	4	4.1	31	\$1,250,000	\$1,250,000	\$1,150,000	92.00%	\$1,107,300	1.04
3	2 Hartley Farms Road	Custom	6	6.2	29	\$7,500,000	\$7,500,000	\$6,500,000	86.67%	Renovated	
AVERAGE					27	\$3,155,000	\$3,155,000	\$2,801,667	94.75%		1.17

"Active" Listings in Harding Twp.

Number of Units: 8
Average List Price: \$3,007,750
Average Days on Market: 43

"Under Contract" Listings in Harding Twp.

Number of Units: 8
Average List Price: \$1,830,975
Average Days on Market: 24

Harding Twp. 2025 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	19	No Sales	15	27									22
List Price	\$1,421,000	No Sales	\$1,549,000	\$3,155,000									\$2,087,250
Sales Price	\$1,362,875	No Sales	\$1,676,000	\$2,801,667									\$1,941,563
SP:LP%	99.04%	No Sales	108.20%	94.75%									98.58%
SP to AV	1.56	No Sales	1.49	1.17									1.39
# Units Sold	4	0	1	3									8
3 Mo Rate of Ab	1.50	2.70	1.33	4.19									2.43
Active Listings	7	9	8	8									8
Under Contracts	2	2	7	8									5

Flashback! YTD 2024 vs YTD 2025

YTD	2024	2025	% Change
DOM	37	22	-42.58%
Sales Price	\$1,808,722	\$1,941,563	7.34%
LP:SP	101.55%	98.58%	-2.92%
SP:AV	1.53	1.39	-9.45%

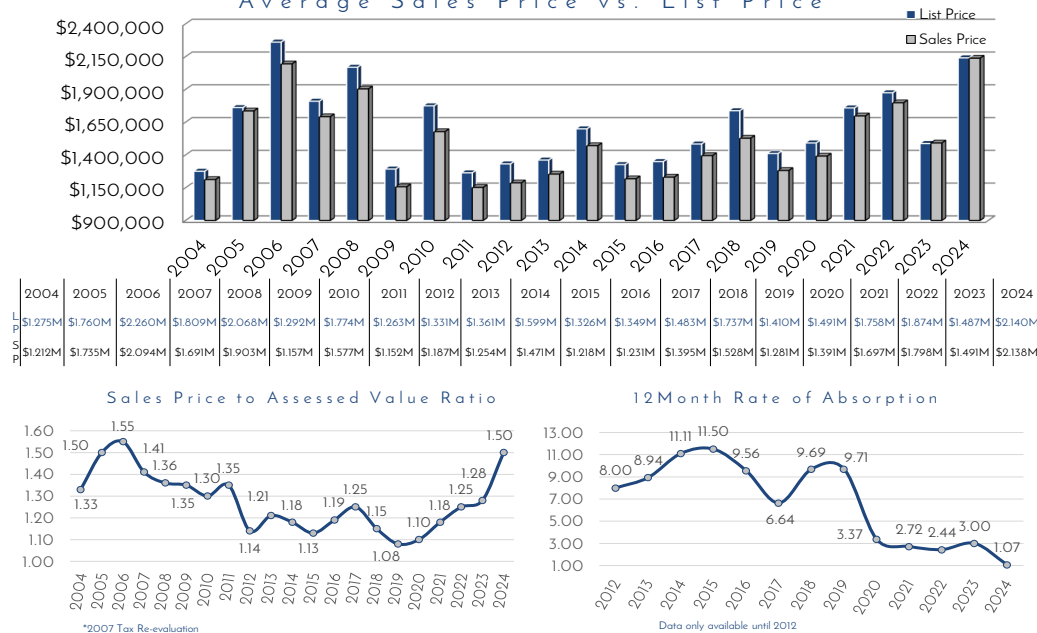
Prominent
Properties

Sotheby's
INTERNATIONAL REALTY

YTD	2024	2025	% Change
# Units Sold	9	8	-11.11%
Rate of Ab 3 Mo	4.56	2.43	-46.65%
Actives	12	8	-33.33%
Under Contracts	8	5	-36.67%

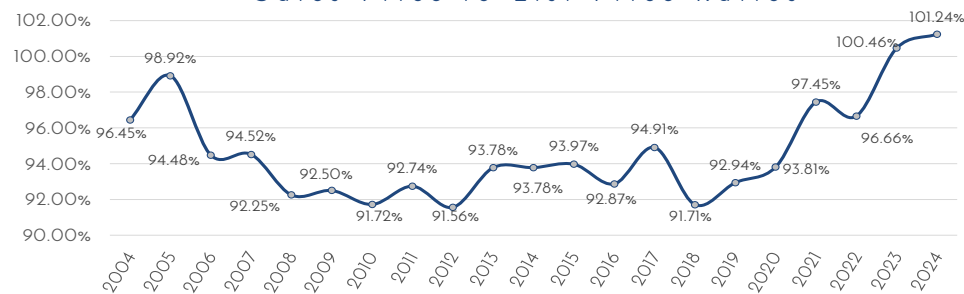
Harding Twp. Yearly Market Trends

Average Sales Price vs. List Price

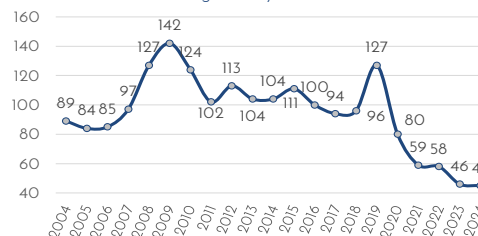


Harding Twp. Yearly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

