

Harding Twp.

August 2025 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	42 Blue Mill Road	CapeCod	3	2.0	4	\$590,000	\$590,000	\$590,000	100.00%	\$540,500	1.09
2	5 Ash Lane	TwnIntUn	3	2.1	18	\$699,900	\$699,900	\$800,000	114.30%	\$422,600	1.89
3	110 Colonial Drive	Colonial,	5	4.1	236	\$2,475,000	\$1,990,000	\$1,880,000	94.47%	\$1,270,400	1.48
4	1 Pleasant Plains Road	Colonial	6	6.2	44	\$3,295,000	\$3,295,000	\$3,300,000	100.15%	\$1,981,300	1.67
AVERAGE					76	\$1,764,975	\$1,643,725	\$1,642,500	102.23%		1.53

"Active" Listings in Harding Twp.

Number of Units: 5
Average List Price: \$2,256,980
Average Days on Market: 12

"Under Contract" Listings in Harding Twp.

Number of Units: 4
Average List Price: \$1,683,250
Average Days on Market: 57

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	24	15	76					29
List Price	\$1,421,000	No Sales	\$1,549,000	\$3,155,000	\$1,907,333	\$1,138,133	\$1,678,250	\$1,643,725					\$1,723,525
Sales Price	\$1,362,875	No Sales	\$1,676,000	\$2,801,667	\$2,087,500	\$1,139,000	\$1,678,250	\$1,642,500					\$1,737,911
SP:LP%	99.04%	No Sales	108.20%	94.75%	112.45%	100.95%	113.42%	102.23%					104.70%
SP to AV	1.56	No Sales	1.49	1.17	1.71	1.45	1.66	1.53					1.54
# Units Sold	4	0	1	3	6	6	4	4					28
3 Mo Rate of Ab	1.50	2.70	1.33	4.19	1.95	0.86	0.94	0.72					1.77
Active Listings	7	9	8	8	4	4	5	5					6
Under Contracts	2	2	7	8	10	7	4	4					6

Flashback! YTD 2024 vs YTD 2025

YTD	2024	2025	% Change
DOM	42	29	-30.27%
Sales Price	\$2,108,443	\$1,737,911	-17.57%
LP:SP	100.70%	104.70%	3.97%
SP:AV	1.52	1.54	1.71%

Prominent Properties

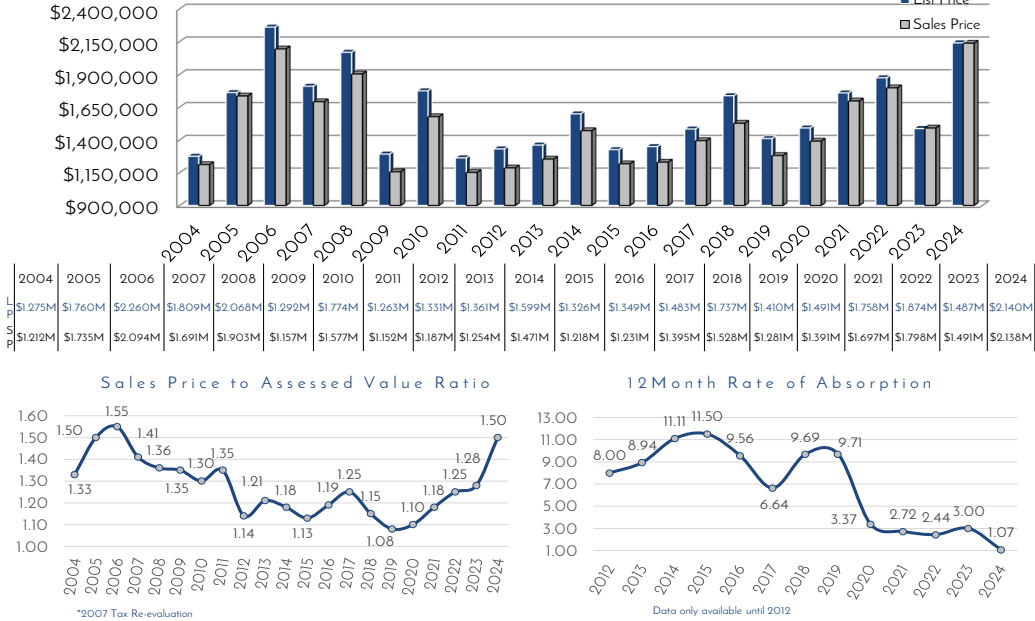
Sotheby's

INTERNATIONAL REALTY

YTD	2024	2025	% Change
# Units Sold	26	28	7.69%
Rate of Ab 3 Mo	3.39	1.77	-47.62%
Actives	10	6	-37.50%
Under Contracts	8	6	-30.16%

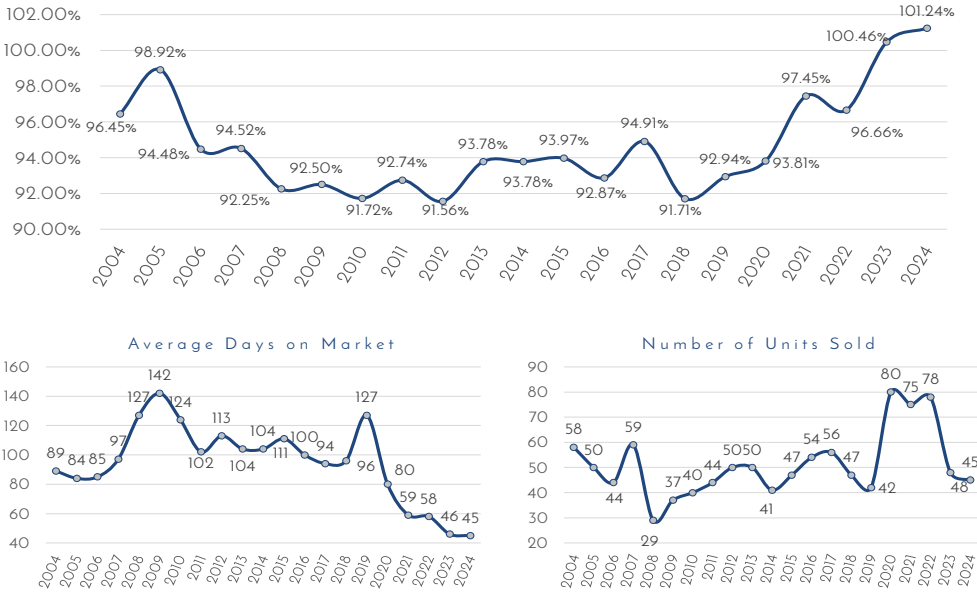
Harding Twp. Yearly Market Trends

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

