

# Harding Twp.

## December 2025 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	11 Shadowbrook Lane	TwnEndUn	2	2.0	12	\$889,000	\$789,000	\$830,000	105.20%	\$434,000	1.91
2	60 Spring Valley Road	Colonial	3	2.1	14	\$1,899,000	\$1,899,000	\$1,999,400	105.29%	\$1,113,400	1.80
	AVERAGE				13	\$1,394,000	\$1,344,000	\$1,414,700	105.24%		1.85

### *"Active" Listings in Harding Twp.*

Number of Units: 3  
 Average List Price: \$3,254,300  
 Average Days on Market: 45

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

Number of Units: 5  
 Average List Price: \$1,655,600  
 Average Days on Market: 45

# 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	23	29	17	13	27
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	\$1,199,000	\$2,276,667	\$2,171,333	\$1,344,000	\$1,769,992
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	\$1,250,000	\$2,250,000	\$2,322,333	\$1,414,700	\$1,796,159
SP:LP%	99.04%	No Sales	108.20%	94.75%	112.45%	100.95%	113.42%	102.23%	104.25%	96.96%	108.32%	105.24%	104.38%
SP to AV	1.56	No Sales	1.49	1.17	1.71	1.45	1.66	1.53	1.64	1.42	1.42	1.85	1.55
# Units Sold	4	0	1	3	6	6	4	4	1	3	3	2	37
3 Mo Rate of Ab	1.50	2.70	1.33	4.19	1.95	0.86	0.94	0.72	1.00	2.25	0.86	1.50	1.65
Active Listings	7	9	8	8	4	4	5	5	4	5	3	3	5
Under Contracts	2	2	7	8	10	7	4	4	9	7	7	5	6

## Flashback! YTD 2024 vs YTD 2025

YTD	2024	2025	% Change
DOM	45	27	-39.79%
Sales Price	\$2,137,681	\$1,796,159	-15.98%
LP:SP	101.24%	104.38%	3.11%
SP:AV	1.50	1.55	3.09%

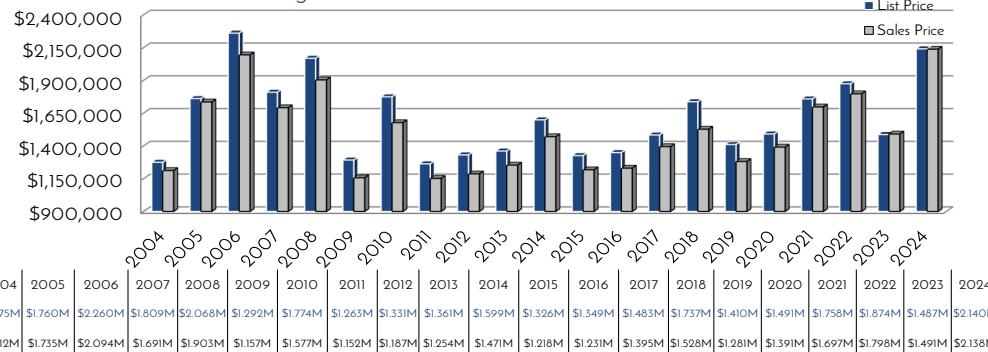
## Prominent Properties

**Sotheby's**  
INTERNATIONAL REALTY

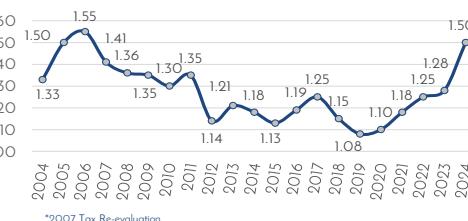
YTD	2024	2025	% Change
# Units Sold	45	37	-17.78%
Rate of Ab 3 Mo	2.75	1.65	-40.05%
Actives	9	5	-37.50%
Under Contracts	8	6	-23.40%

## Harding Twp. Yearly Market Trends

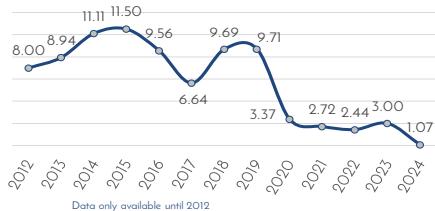
Average Sales Price vs. List Price



Sales Price to Assessed Value Ratio

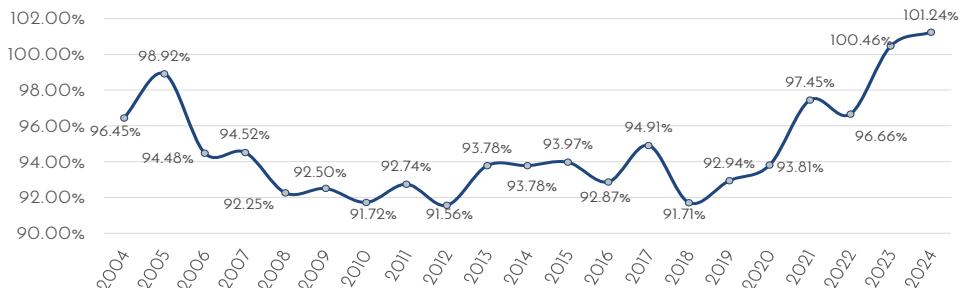


12 Month Rate of Absorption

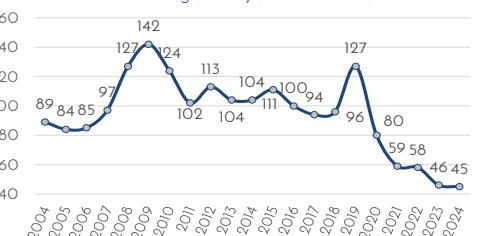


## Harding Twp. Yearly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

