

Harding Twp.

June 2025 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	15 Sycamore Lane	TwndEndUn	2	2.1	40	\$659,900	\$649,900	\$639,000	98.32%	\$433,100	1.48
2	4 Hemlock Lane	TwndEndUn	2	2.1	9	\$679,000	\$679,000	\$725,000	106.77%	\$444,500	1.63
3	474 Mount Kemble Avenue	Custom	4	3.1	34	\$879,900	\$799,900	\$820,000	102.51%	\$553,700	1.48
4	12 Primrose Trail	Ranch	3	2.0	9	\$850,000	\$850,000	\$850,000	100.00%	\$630,500	1.35
5	44 Primrose Trail	Custom	3	3.0	1	\$1,200,000	\$1,200,000	\$1,200,000	100.00%	\$722,200	1.66
6	154 Pleasantville Road	Colonial	5	5.1	52	\$2,650,000	\$2,650,000	\$2,600,000	98.11%	\$2,308,200	1.13
AVERAGE					24	\$1,153,133	\$1,138,133	\$1,139,000	100.95%		1.45

"Active" Listings in Harding Twp.

Number of Units: 4
Average List Price: \$2,222,225
Average Days on Market: 53

"Under Contract" Listings in Harding Twp.

Number of Units: 7
Average List Price: \$1,885,286
Average Days on Market: 51

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							23
List Price	\$1,421,000	No Sales	\$1,549,000	\$3,155,000	\$1,907,333	\$1,138,133							\$1,748,540
Sales Price	\$1,362,875	No Sales	\$1,676,000	\$2,801,667	\$2,087,500	\$1,139,000							\$1,744,575
SP:LP%	99.04%	No Sales	108.20%	94.75%	112.45%	100.95%							103.45%
SP to AV	1.56	No Sales	1.49	1.17	1.71	1.45							1.52
# Units Sold	4	0	1	3	6	6							20
3 Mo Rate of Ab	1.50	2.70	1.33	4.19	1.95	0.86							2.09
Active Listings	7	9	8	8	4	4							7
Under Contracts	2	2	7	8	10	7							6

Flashback! YTD 2024 vs YTD 2025

YTD	2024	2025	% Change
DOM	48	23	-52.76%
Sales Price	\$1,953,395	\$1,744,575	-10.69%
LP:SP	100.56%	103.45%	2.87%
SP:AV	1.52	1.52	0.00%

Prominent Properties

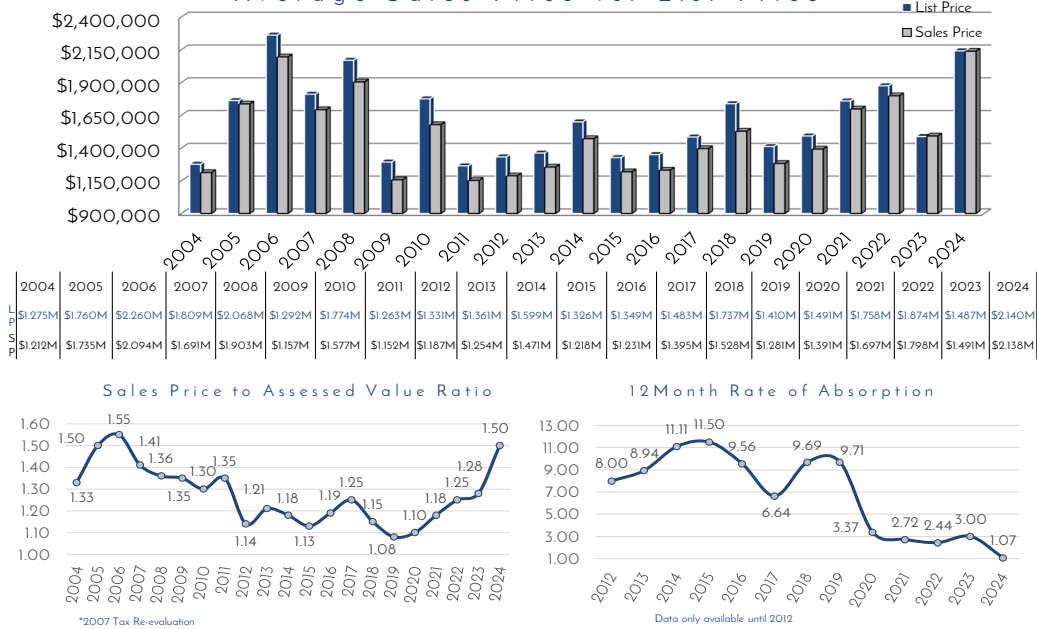
Sotheby's

INTERNATIONAL REALTY

YTD	2024	2025	% Change
# Units Sold	19	20	5.26%
Rate of Ab 3 Mo	3.95	2.09	-47.18%
Actives	11	7	-39.39%
Under Contracts	8	6	-26.53%

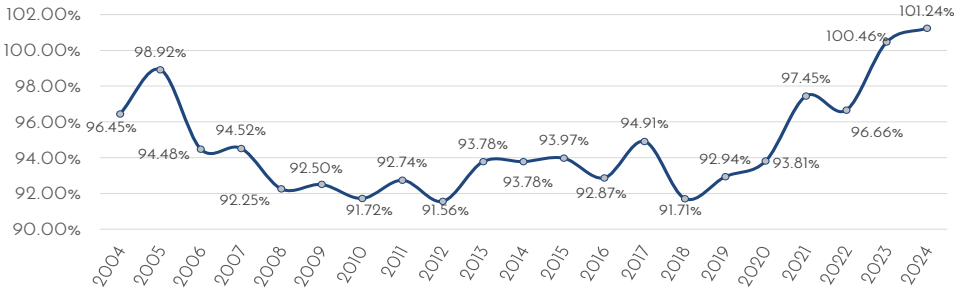
Harding Twp. Yearly Market Trends

Average Sales Price vs. List Price

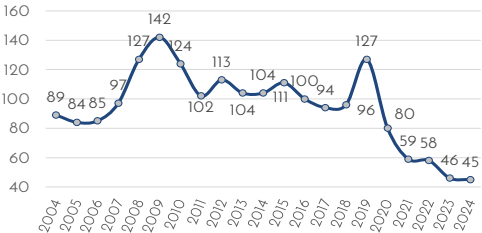


Harding Twp. Yearly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

