

Harding Twp.

November 2025 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	6 Ash Lane	TwnIntUn	3	2.1	17	\$599,000	\$599,000	\$635,000	106.01%	\$427,500	1.49
2	72 Village Road	Custom	5	3.1	13	\$2,350,000	\$2,350,000	\$2,850,000	121.28%	\$1,684,600	1.69
3	63 Village Drive	Custom	7	7.1	20	\$3,565,000	\$3,565,000	\$3,482,000	97.67%	\$3,254,400	1.07
AVERAGE					17	\$2,171,333	\$2,171,333	\$2,322,333	108.32%		1.42

"Active" Listings in Harding Twp.

Number of Units: 3
 Average List Price: \$3,255,967
 Average Days on Market: 14

"Under Contract" Listings in Harding Twp.

Number of Units: 7
 Average List Price: \$1,566,571
 Average Days on Market: 36

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		28
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		\$1,794,334
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		\$1,817,957
SP:LP%	99.04%	No Sales	108.20%	94.75%	112.45%	100.95%	113.42%	102.23%	104.25%	96.96%	108.32%		104.34%
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		1.53
# Units Sold	4	0	1	3	6	6	4	4	1	3	3		35
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		1.66
Active Listings	7	9	8	8	4	4	5	5	4	5	3		6
Under Contracts	2	2	7	8	10	7	4	4	9	7	7		6

Flashback! YTD 2024 vs YTD 2025

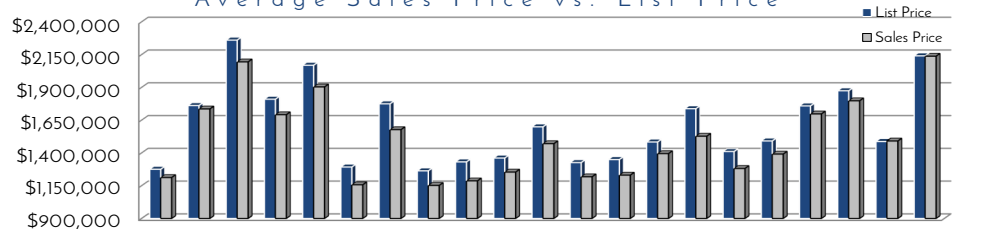
YTD	2024	2025	% Change
DOM	40	28	-30.93%
Sales Price	\$2,148,541	\$1,817,957	-15.39%
LP:SP	100.48%	104.34%	3.83%
SP:AV	1.49	1.53	2.53%

Prominent Properties
Sotheby's
INTERNATIONAL REALTY

YTD	2024	2025	% Change
# Units Sold	40	35	-12.50%
Rate of Ab 3 Mo	2.93	1.66	-43.31%
Actives	9	6	-38.00%
Under Contracts	8	6	-24.72%

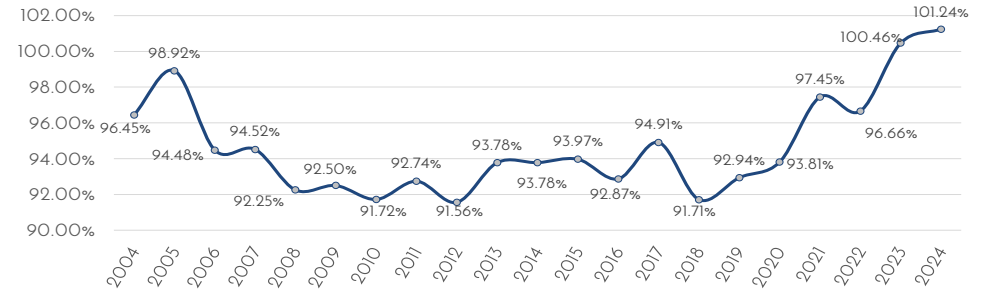
Harding Twp. Yearly Market Trends

Average Sales Price vs. List Price

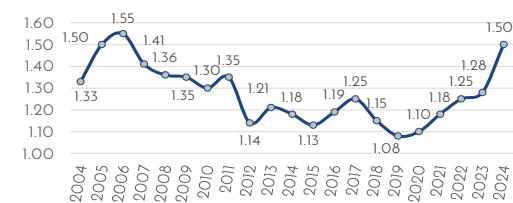


Harding Twp. Yearly Market Trends

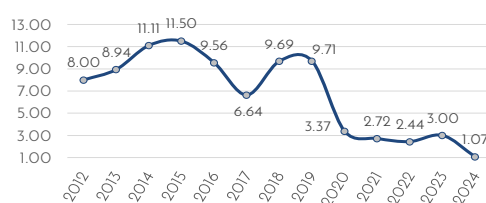
Sales Price to List Price Ratios



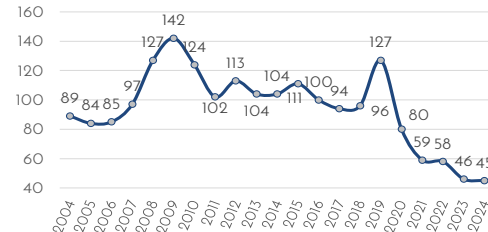
Sales Price to Assessed Value Ratio



12Month Rate of Absorption



Average Days on Market



Number of Units Sold

