

Harding Twp.

October 2025 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	34 Millbrook Road	Custom	4	2.1	57	\$1,500,000	\$1,285,000	\$1,100,000	85.60%	\$973,800	1.13
2	6 Fawn Hill Drive	Colonial	4	2.1	10	\$1,995,000	\$1,995,000	\$2,100,000	105.26%	\$1,227,900	1.71
3	7 Cedar Hill Drive	Custom	5	4.2	19	\$3,550,000	\$3,550,000	\$3,550,000	100.00%	Renovated	
AVERAGE					29	\$2,348,333	\$2,276,667	\$2,250,000	96.96%		1.42

"Active" Listings in Harding Twp.

Number of Units: 5
Average List Price: \$1,306,580
Average Days on Market: 53

"Under Contract" Listings in Harding Twp.

Number of Units: 7
Average List Price: \$2,091,000
Average Days on Market: 29

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			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	\$1,199,000	\$2,276,667			\$1,758,991
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			\$1,770,672
SP:LP%	99.04%	No Sales	108.20%	94.75%	112.45%	100.95%	113.42%	102.23%	104.25%	96.96%			103.96%
SP to AV	1.56	No Sales	1.49	1.17	1.71	1.45	1.66	1.53	1.64	1.42			1.54
# Units Sold	4	0	1	3	6	6	4	4	1	3			32
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			1.74
Active Listings	7	9	8	8	4	4	5	5	4	5			6
Under Contracts	2	2	7	8	10	7	4	4	9	7			6

Flashback! YTD 2024 vs YTD 2025

YTD	2024	2025	% Change
DOM	44	29	-34.95%
Sales Price	\$2,079,672	\$1,770,672	-14.86%
LP:SP	100.26%	103.96%	3.70%
SP:AV	1.47	1.54	4.65%

Prominent Properties

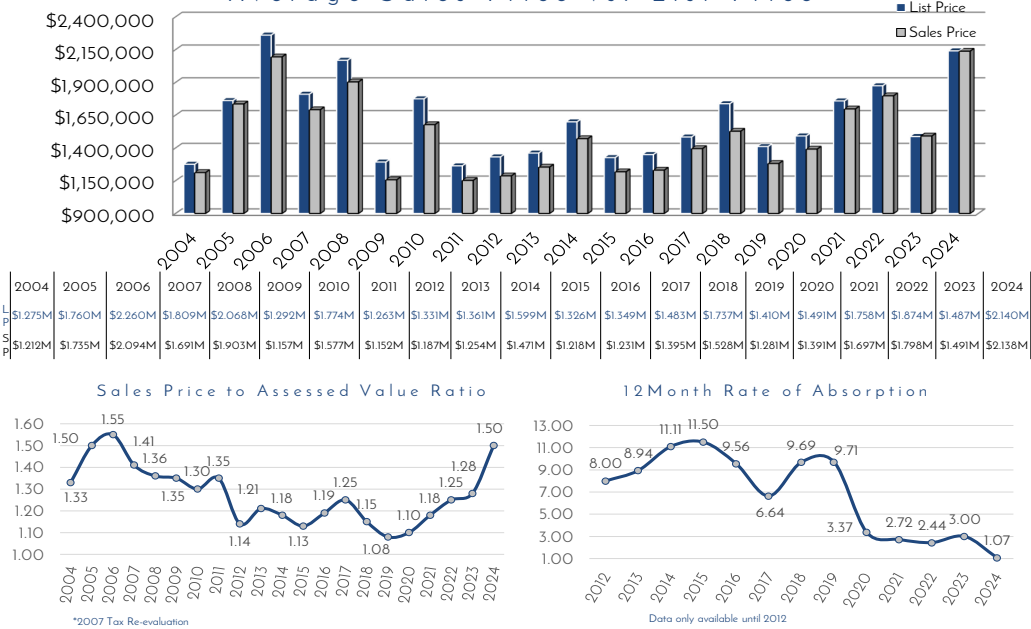
Sotheby's

INTERNATIONAL REALTY

YTD	2024	2025	% Change
# Units Sold	35	32	-8.57%
Rate of Ab 3 Mo	3.12	1.74	-44.12%
Actives	10	6	-37.89%
Under Contracts	8	6	-26.83%

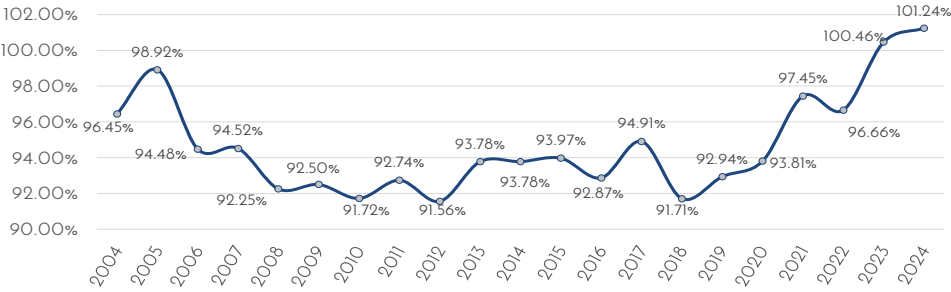
Harding Twp. Yearly Market Trends

Average Sales Price vs. List Price

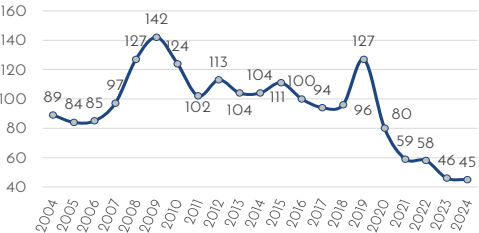


Harding Twp. Yearly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

