

# Harding Twp.

## September 2025 Market Snapshot

| Units   | Address            | Style   | Bedrms | Baths | DOM | Orig. List Price | List Price  | Sales Price | SP:LP   | Total Assessment | SP:AV |
|---------|--------------------|---------|--------|-------|-----|------------------|-------------|-------------|---------|------------------|-------|
| 1       | 5 Saint Clair Road | CapeCod | 3      | 3.2   | 23  | \$1,199,000      | \$1,199,000 | \$1,250,000 | 104.25% | \$762,300        | 1.64  |
| AVERAGE |                    |         |        |       | 23  | \$1,199,000      | \$1,199,000 | \$1,250,000 | 104.25% |                  | 1.64  |

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

Number of Units: 4  
Average List Price: \$1,465,975  
Average Days on Market: 34

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

Number of Units: 9  
Average List Price: \$2,174,222  
Average Days on Market: 34

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          |
| 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 |         |          |          | \$1,705,438 |
| 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 |         |          |          | \$1,721,086 |
| SP:LP%          | 99.04%      | No Sales | 108.20%     | 94.75%      | 112.45%     | 100.95%     | 113.42%     | 102.23%     | 104.25%     |         |          |          | 104.69%     |
| SP to AV        | 1.56        | No Sales | 1.49        | 1.17        | 1.71        | 1.45        | 1.66        | 1.53        | 1.64        |         |          |          | 1.55        |
| # Units Sold    | 4           | 0        | 1           | 3           | 6           | 6           | 4           | 4           | 1           |         |          |          | 29          |
| 3 Mo Rate of Ab | 1.50        | 2.70     | 1.33        | 4.19        | 1.95        | 0.86        | 0.94        | 0.72        | 1.00        |         |          |          | 1.69        |
| Active Listings | 7           | 9        | 8           | 8           | 4           | 4           | 5           | 5           | 4           |         |          |          | 6           |
| Under Contracts | 2           | 2        | 7           | 8           | 10          | 7           | 4           | 4           | 9           |         |          |          | 6           |

Flashback! YTD 2024 vs YTD 2025

| YTD         | 2024        | 2025        | % Change |
|-------------|-------------|-------------|----------|
| DOM         | 44          | 29          | -33.83%  |
| Sales Price | \$2,142,914 | \$1,721,086 | -19.68%  |
| LP:SP       | 100.17%     | 104.69%     | 4.51%    |
| SP:AV       | 1.50        | 1.55        | 3.43%    |

Prominent Properties

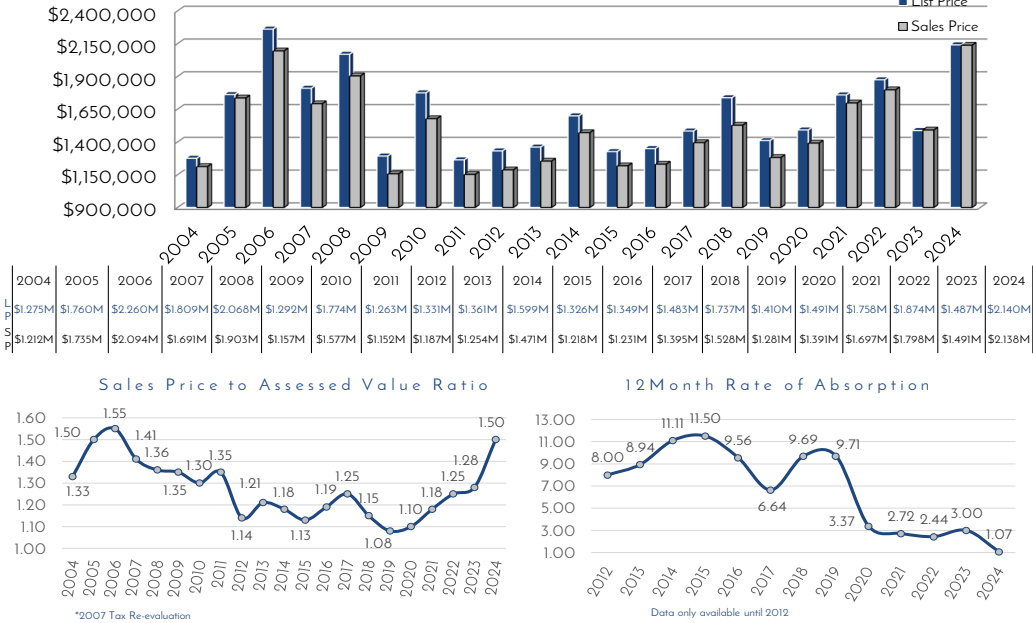
Sotheby's

INTERNATIONAL REALTY

| YTD             | 2024 | 2025 | % Change |
|-----------------|------|------|----------|
| # Units Sold    | 29   | 29   | 0.00%    |
| Rate of Ab 3 Mo | 3.29 | 1.69 | -48.67%  |
| Actives         | 10   | 6    | -38.64%  |
| Under Contracts | 8    | 6    | -27.40%  |

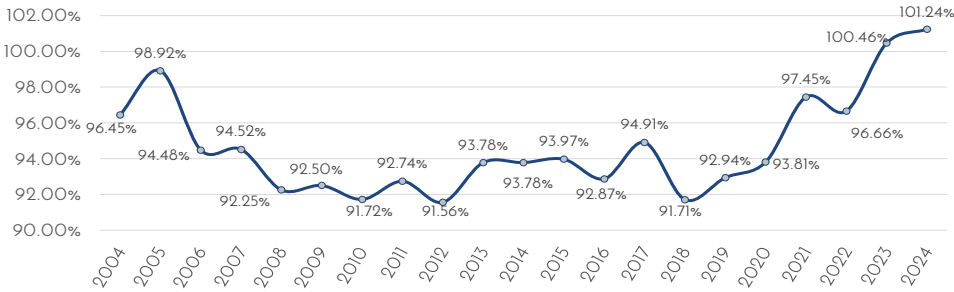
Harding Twp. Yearly Market Trends

Average Sales Price vs. List Price

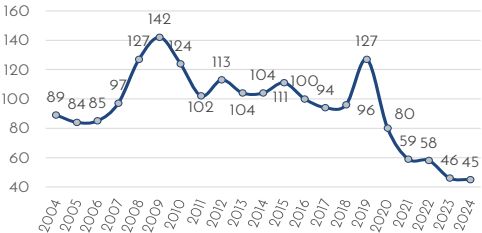


Harding Twp. Yearly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

