

Harding Twp.

March 2026 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	8 Forest Dale Drive	TwnEndUn	3	2.1	67	\$875,000	\$849,000	\$825,000	97.17%	\$490,700	1.68
2	29 Village Road	CapeCod	3	2.1	14	\$1,075,000	\$1,075,000	\$1,400,000	130.23%	\$753,000	1.86
3	38 SheepField Farms Drive	Custom	5	5.2	110	\$2,899,000	\$2,899,000	\$2,834,000	97.76%	\$3,349,600	0.85
AVERAGE					64	\$1,616,333	\$1,607,667	\$1,686,333	108.39%		1.46

"Active" Listings in Harding Twp.

Number of Units: 7
 Average List Price: \$2,719,571
 Average Days on Market: 42

"Under Contract" Listings in Harding Twp.

Number of Units: 3
 Average List Price: \$1,499,967
 Average Days on Market: 38

Harding Twp. 2026 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	43	43	64										53
List Price	\$1,027,000	\$1,975,000	\$1,607,667										\$1,475,333
Sales Price	\$1,002,500	\$1,995,000	\$1,686,333										\$1,509,833
SP:LP%	97.34%	101.01%	108.39%										103.48%
SP to AV	1.49	1.45	1.46										1.47
# Units Sold	2	1	3										6
3 Mo Rate of Ab	1.29	1.20	4.00										2.16
Active Listings	3	2	7										4
Under Contracts	3	5	3										4

Flashback! YTD 2025 vs YTD 2026

YTD	2025	2026	% Change
DOM	18	53	188.95%
Sales Price	\$1,425,500	\$1,509,833	5.92%
LP:SP	100.87%	103.48%	2.58%
SP:AV	1.54	1.47	-4.53%

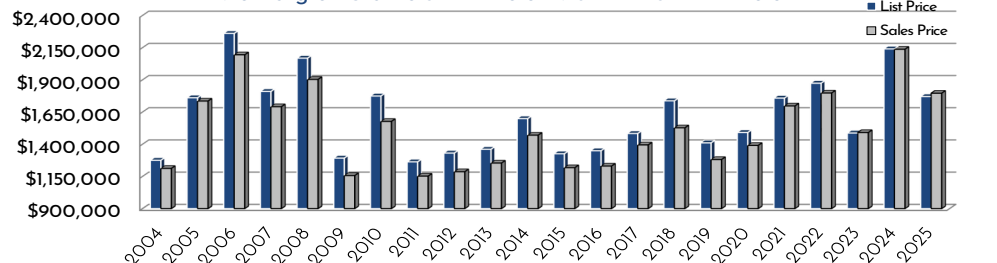
Prominent Properties

Sotheby's
INTERNATIONAL REALTY

YTD	2025	2026	% Change
# Units Sold	5	6	20.00%
Rate of Ab 3 Mo	1.84	2.16	17.36%
Actives	8	4	-50.00%
Under Contracts	4	4	0.00%

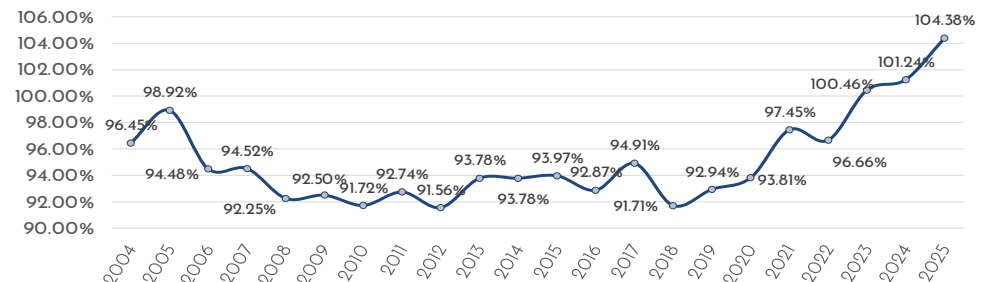
Harding Twp. Yearly Market Trends

Average Sales Price vs. List Price

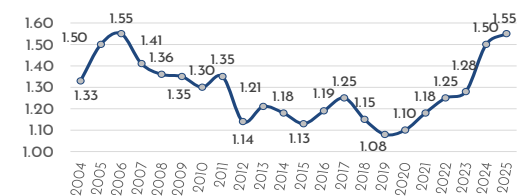


Harding Twp. Yearly Market Trends

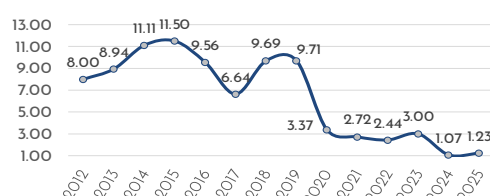
Sales Price to List Price Ratios



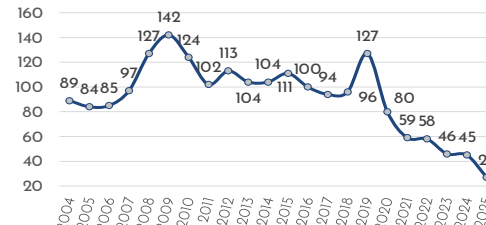
Sales Price to Assessed Value Ratio



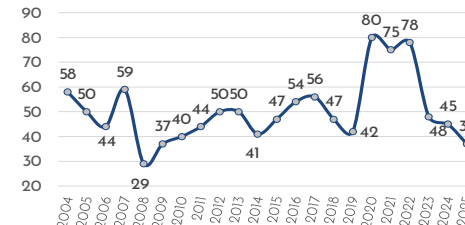
12Month Rate of Absorption



Average Days on Market



Number of Units Sold



*2007 Tax Re-evaluation

Data only available until 2012