

Harding Twp.

August 2024 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	155 Sand Spring Road	Colonial	5	5.1	22	\$1,749,000	\$1,749,000	\$1,760,000	100.63%	\$1,116,300	1.58
2	48 Spring Valley Road	Custom	6	6.0	9	\$1,775,000	\$1,775,000	\$2,000,000	112.68%	\$923,700	2.17
3	22 Sutton Drive	Colonial	6	6.2	16	\$2,495,000	\$2,495,000	\$2,400,000	96.19%	\$2,194,700	1.09
4	121 Pleasantville Road	Colonial	5	5.0	18	\$3,000,000	\$3,000,000	\$3,150,000	105.00%	\$1,785,800	1.76
AVERAGE					16	\$2,254,750	\$2,254,750	\$2,327,500	103.62%		1.65

"Active" Listings in Harding Twp.

Number of Units: 7
 Average List Price: \$3,227,857
 Average Days on Market: 179

"Under Contract" Listings in Harding Twp.

Number of Units: 7
 Average List Price: \$2,059,571
 Average Days on Market: 49

Harding Twp. 2024 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	28	20	96	38	86	28	37	16					42
List Price	\$825,000	\$1,516,000	\$1,599,000	\$2,281,250	\$2,126,000	\$2,072,000	\$2,848,333	\$2,254,750					\$2,101,962
Sales Price	\$817,500	\$1,601,667	\$1,460,000	\$2,299,000	\$2,019,600	\$2,147,602	\$2,798,333	\$2,327,500					\$2,108,443
SP:LP%	99.09%	104.83%	91.31%	102.25%	95.36%	104.00%	97.67%	103.62%					100.70%
SP to AV	1.51	1.41	1.69	1.60	1.40	1.59	1.34	1.65					1.52
# Units Sold	1	3	1	4	5	5	3	4					26
3 Mo Rate of Ab	3.50	2.14	6.59	5.99	4.00	1.50	1.62	1.75					3.39
Active Listings	13	9	11	15	11	7	7	7					10
Under Contracts	3	7	9	11	11	8	7	7					8

Flashback! YTD 2023 vs YTD 2024

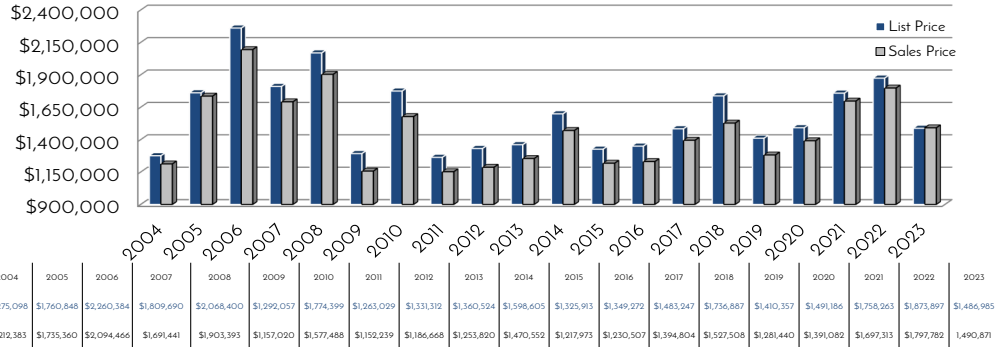
YTD	2023	2024	% Change
DOM	48	42	-13.35%
Sales Price	\$1,515,404	\$2,108,443	39.13%
LP:SP	99.37%	100.70%	1.34%
SP:AV	1.25	1.52	20.96%

Prominent Properties
Sotheby's
INTERNATIONAL REALTY

YTD	2023	2024	% Change
# Units Sold	26	26	0.00%
Rate of Ab 3 Mo	5.37	3.39	-36.96%
Actives	14	10	-29.82%
Under Contracts	8	8	0.00%

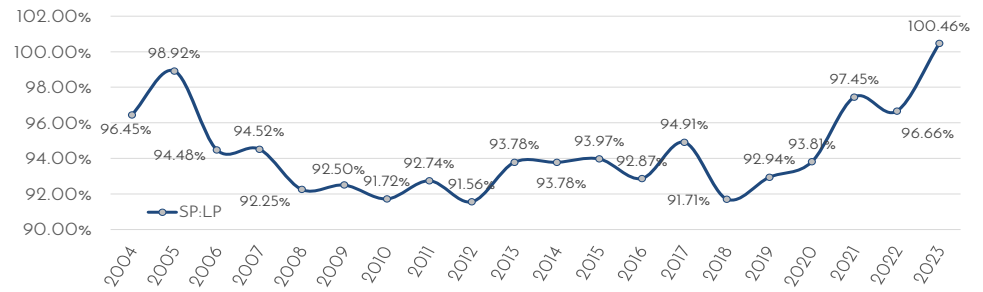
Harding Twp. Yearly Market Trends

Average Sales Price vs. List Price

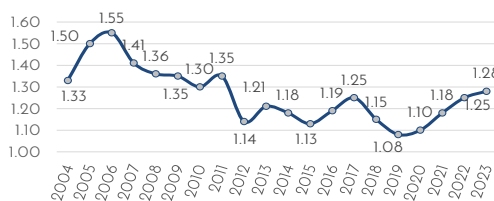


Harding Twp. Yearly Market Trends

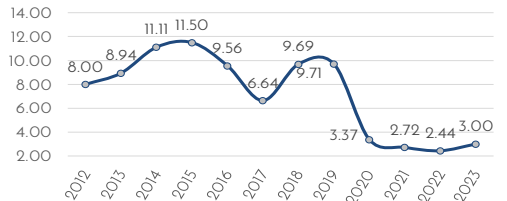
Sales Price to List Price Ratios



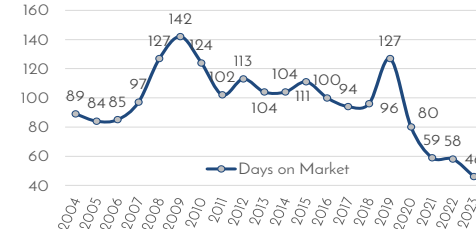
Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



Average Days on Market



Number of Units Sold

