

# Harding Twp.

## December 2024 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	59 Millbrook Road	FixrUppr	0	0.0	99	\$349,000	\$349,000	\$350,000	100.29%	\$303,500	1.15
2	10 Blue Mill Road	Tudor	3	3.1	14	\$810,000	\$810,000	\$999,999	123.46%	\$685,600	1.46
3	30 Meyersville Road	Victrian	4	2.1	10	\$2,000,000	\$2,000,000	\$2,255,000	112.75%	\$1,051,700	2.14
4	8 Hunting Court	Colonial	5	6.2	20	\$2,899,000	\$2,899,000	\$2,899,000	100.00%	\$2,520,800	1.15
5	80 Youngs Road	Custom	5	5.2	265	\$5,195,000	\$3,750,000	\$3,750,000	100.00%	\$1,838,700	2.04
<b>AVERAGE</b>					82	\$2,250,600	\$1,961,600	\$2,050,800	107.30%		1.59

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

Number of Units: 4  
 Average List Price: \$2,244,250  
 Average Days on Market: 271

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

Number of Units: 5  
 Average List Price: \$1,311,800  
 Average Days on Market: 48

# 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	60	48	12	82	45
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	\$2,707,667	\$1,769,167	\$2,623,000	\$1,961,600	\$2,140,267
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	\$2,441,667	\$1,774,000	\$2,630,625	\$2,050,800	\$2,137,681
SP:LP%	99.09%	104.83%	91.31%	102.25%	95.36%	104.00%	97.67%	103.62%	95.57%	100.68%	102.06%	107.30%	101.24%
SP to AV	1.51	1.41	1.69	1.60	1.40	1.59	1.34	1.65	1.32	1.35	1.61	1.59	1.50
# Units Sold	1	3	1	4	5	5	3	4	3	6	5	5	45
3 Mo Rate of Ab	3.50	2.14	6.59	5.99	4.00	1.50	1.62	1.75	2.50	1.62	1.07	0.75	2.75
Active Listings	13	9	11	15	11	7	7	7	8	7	5	4	9
Under Contracts	3	7	9	11	11	8	7	7	10	9	7	5	8

## Flashback! YTD 2023 vs YTD 2024

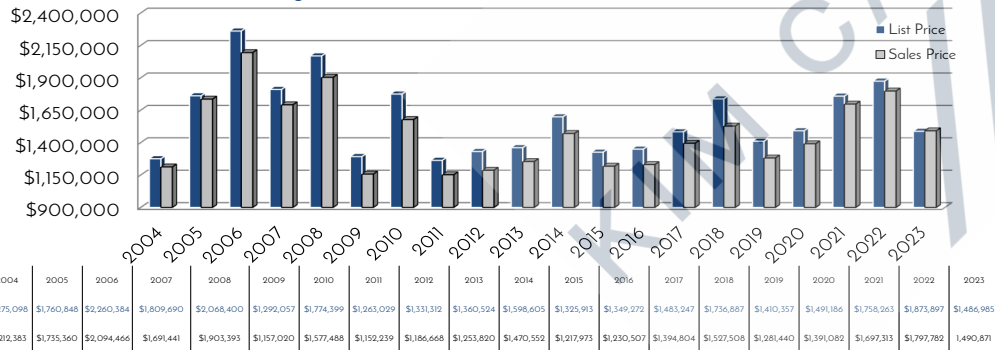
YTD	2023	2024	% Change
DOM	46	45	-1.67%
Sales Price	\$1,490,871	\$2,137,681	43.38%
LP:SP	100.46%	101.24%	0.77%
SP:AV	1.28	1.50	17.09%

Prominent Properties  
**Sotheby's**  
INTERNATIONAL REALTY

YTD	2023	2024	% Change
# Units Sold	48	45	-6.25%
Rate of Ab 3 Mo	4.68	2.75	-41.12%
Actives	14	9	-39.18%
Under Contracts	8	8	-5.05%

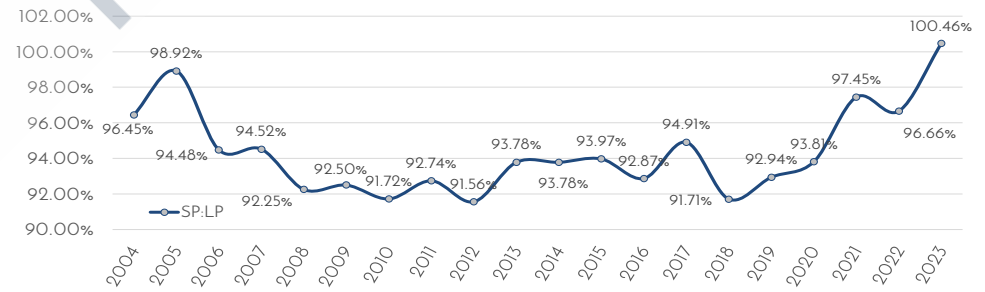
## Harding Twp. Yearly Market Trends

Average Sales Price vs. List Price

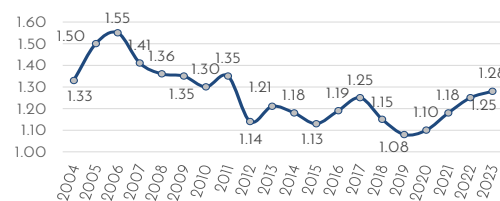


## Harding Twp. Yearly Market Trends

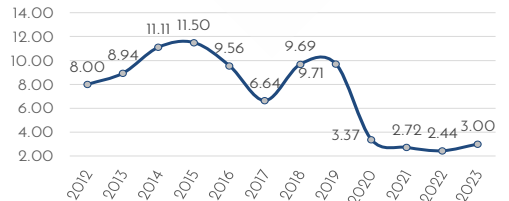
Sales Price to List Price Ratios



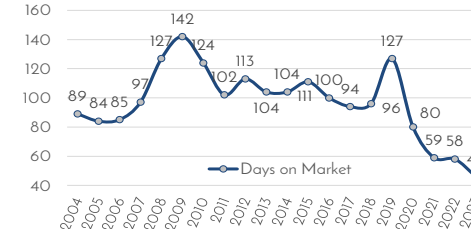
Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



Average Days on Market



Number of Units Sold

