

Harding Twp.

July 2024 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	19 Youngs Road	Custom	5	3.2	93	\$2,150,000	\$2,150,000	\$2,000,000	93.02%	\$1,772,200	1.13
2	34 Kennedy Lane	Colonial	7	6.1	1	\$2,900,000	\$2,900,000	\$2,900,000	100.00%	\$2,394,500	1.21
3	568 Van Beuren Road	Custom	4	5.1	18	\$3,495,000	\$3,495,000	\$3,495,000	100.00%	\$2,075,000	1.68
AVERAGE					37	\$2,848,333	\$2,848,333	\$2,798,333	97.67%		1.34

"Active" Listings in Harding Twp.

Number of Units: 7
 Average List Price: \$3,459,857
 Average Days on Market: 155

"Under Contract" Listings in Harding Twp.

Number of Units: 7
 Average List Price: \$1,995,143
 Average Days on Market: 47

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						46
List Price	\$825,000	\$1,516,000	\$1,599,000	\$2,281,250	\$2,126,000	\$2,072,000	\$2,848,333						\$2,074,182
Sales Price	\$817,500	\$1,601,667	\$1,460,000	\$2,299,000	\$2,019,600	\$2,147,602	\$2,798,333						\$2,068,614
SP:LP%	99.09%	104.83%	91.31%	102.25%	95.36%	104.00%	97.67%						100.17%
SP to AV	1.51	1.41	1.69	1.60	1.40	1.59	1.34						1.49
# Units Sold	1	3	1	4	5	5	3						22
3 Mo Rate of Ab	3.50	2.14	6.59	5.99	4.00	1.50	1.62						3.62
Active Listings	13	9	11	15	11	7	7						10
Under Contracts	3	7	9	11	11	8	7						8

Flashback! YTD 2023 vs YTD 2024

YTD	2023	2024	% Change
DOM	50	46	-7.62%
Sales Price	\$1,490,136	\$2,068,614	38.82%
LP:SP	99.72%	100.17%	0.46%
SP:AV	1.231	1.490	21.12%

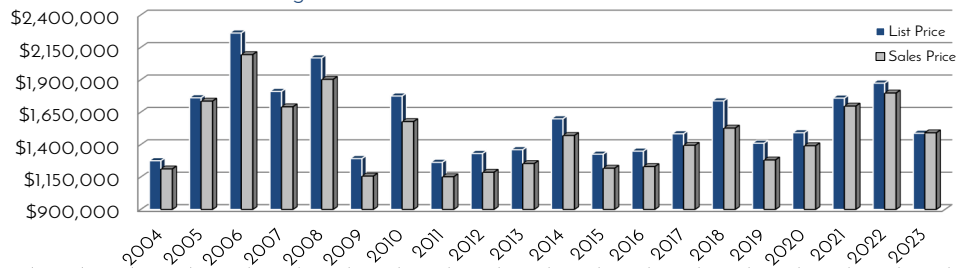
Prominent Properties

Sotheby's
INTERNATIONAL REALTY

YTD	2023	2024	% Change
# Units Sold	22	22	0.00%
Rate of Ab 3 Mo	5.39	3.62	-32.84%
Actives	14	10	-26.26%
Under Contracts	7	8	9.80%

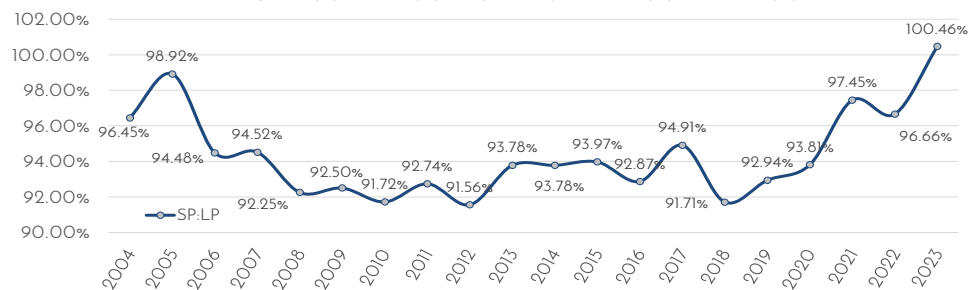
Harding Twp. Yearly Market Trends

Average Sales Price vs. List Price

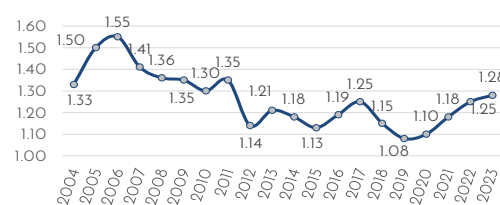


Harding Twp. Yearly Market Trends

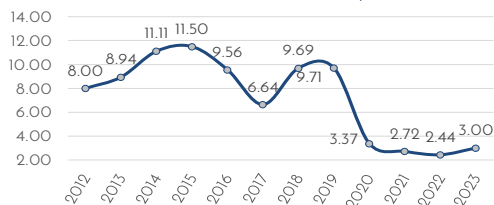
Sales Price to List Price Ratios



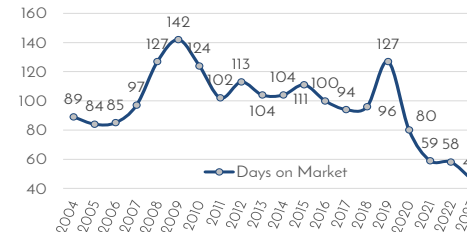
Sales Price to Assessed Value Ratio



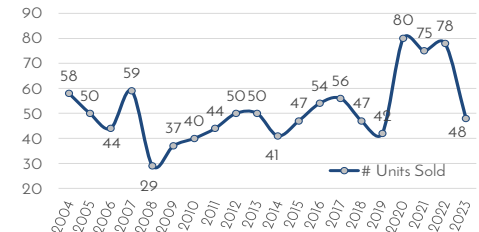
12 Month Rate of Absorption



Average Days on Market



Number of Units Sold



*2007 Tax Re-evaluation

Data only available until 2012