

# Harding Twp.

## June 2024 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	11 Glen Eagles Drive	Custom	5	4.1	14	\$1,695,000	\$1,695,000	\$1,588,010	93.69%	\$1,112,800	1.43
2	53 Long Hill Road	Custom	4	2.2	11	\$1,615,000	\$1,615,000	\$1,750,000	108.36%	\$903,400	1.94
3	7 Cedar Hill Drive	Custom	5	5.0	67	\$1,750,000	\$1,750,000	\$1,750,000	100.00%	\$1,493,500	1.17
4	136 Glen Alpin Road	Custom	5	3.2	18	\$1,950,000	\$1,950,000	\$2,300,000	117.95%	\$1,261,300	1.82
5	47 Ravenswood Lane	Custom	5	4.1	29	\$3,350,000	\$3,350,000	\$3,350,000	100.00%		
<b>AVERAGE</b>					28	\$2,072,000	\$2,072,000	\$2,147,602	104.00%		1.59

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

Number of Units: 7  
 Average List Price: \$3,342,714  
 Average Days on Market: 158

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

Number of Units: 8  
 Average List Price: \$2,502,000  
 Average Days on Market: 62

# 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							48
List Price	\$825,000	\$1,516,000	\$1,599,000	\$2,281,250	\$2,126,000	\$2,072,000							\$1,951,947
Sales Price	\$817,500	\$1,601,667	\$1,460,000	\$2,299,000	\$2,019,600	\$2,147,602							\$1,953,395
SP:LP%	99.09%	104.83%	91.31%	102.25%	95.36%	104.00%							100.56%
SP to AV	1.51	1.41	1.69	1.60	1.40	1.59							1.52
# Units Sold	1	3	1	4	5	5							19
3 Mo Rate of Ab	3.50	2.14	6.59	5.99	4.00	1.50							3.95
Active Listings	13	9	11	15	11	7							11
Under Contracts	3	7	9	11	11	8							8

## Flashback! YTD 2023 vs YTD 2024

YTD	2023	2024	% Change
DOM	54	48	-11.77%
Sales Price	\$1,551,632	\$1,953,395	25.89%
LP:SP	99.15%	100.56%	1.42%
SP:AV	1.242	1.517	22.09%

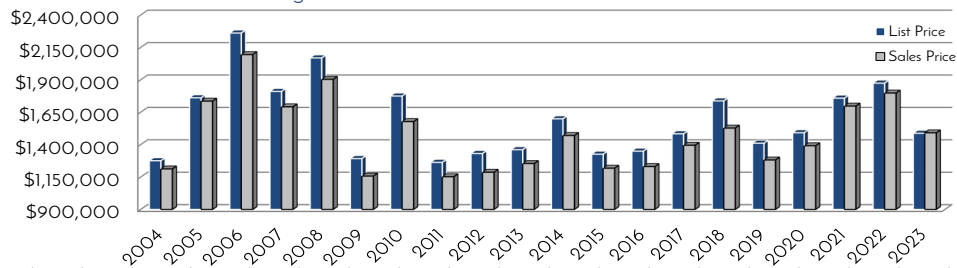
Prominent Properties

**Sotheby's**  
INTERNATIONAL REALTY

YTD	2023	2024	% Change
# Units Sold	19	19	0.00%
Rate of Ab 3 Mo	4.69	3.95	-15.74%
Actives	14	11	-23.26%
Under Contracts	7	8	25.64%

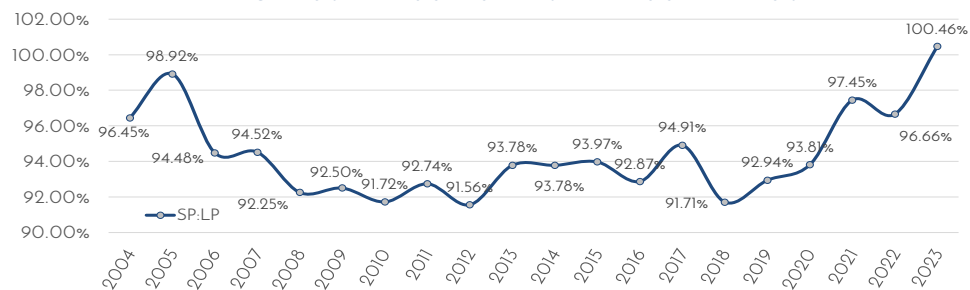
## Harding Twp. Yearly Market Trends

Average Sales Price vs. List Price

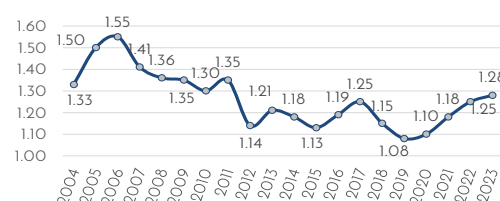


## Harding Twp. Yearly Market Trends

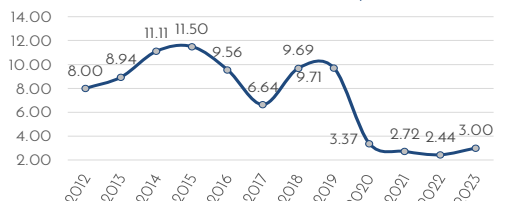
Sales Price to List Price Ratios



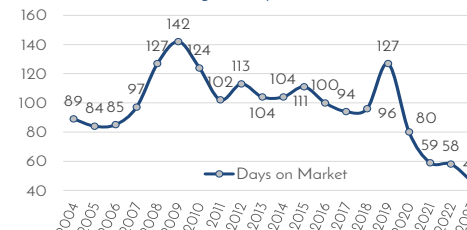
Sales Price to Assessed Value Ratio



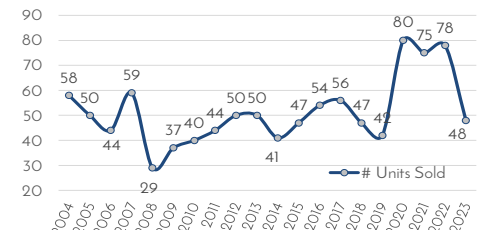
12 Month Rate of Absorption



Average Days on Market



Number of Units Sold



\*2007 Tax Re-evaluation

Data only available until 2012