

# Harding Twp.

## May 2024 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	110 Colonial Drive	Colonial	6	3.2	30	\$1,200,000	\$1,200,000	\$1,060,000	88.33%	\$1,270,400	0.83
2	21 Sand Spring Road	FixrUppr	5	5.1	253	\$2,195,000	\$2,195,000	\$1,850,000	84.28%	\$1,758,400	1.05
3	224 Lees Hill Road	Colonial	4	2.1	8	\$1,700,000	\$1,700,000	\$1,900,000	111.76%	Renovated	
4	12 Wildlife Run	Custom	5	5.2	21	\$2,285,000	\$2,285,000	\$2,285,000	100.00%	\$1,879,900	1.22
5	21 Featherbed Lane	Colonial	4	3.2	119	\$3,400,000	\$3,250,000	\$3,003,000	92.40%	\$1,194,100	2.51
<b>AVERAGE</b>					86	\$2,156,000	\$2,126,000	\$2,019,600	95.36%		1.40

### "Active" Listings in Harding Twp.

Number of Units: 11  
 Average List Price: \$3,028,273  
 Average Days on Market: 104

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

Number of Units: 11  
 Average List Price: \$2,148,091  
 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								55
List Price	\$825,000	\$1,516,000	\$1,599,000	\$2,281,250	\$2,126,000								\$1,909,071
Sales Price	\$817,500	\$1,601,667	\$1,460,000	\$2,299,000	\$2,019,600								\$1,884,036
SP:LP%	99.09%	104.83%	91.31%	102.25%	95.36%								99.34%
SP to AV	1.51	1.41	1.69	1.60	1.40								1.49
# Units Sold	1	3	1	4	5								14
3 Mo Rate of Ab	3.50	2.14	6.59	5.99	4.00								4.44
Active Listings	13	9	11	15	11								12
Under Contracts	3	7	9	11	11								8

## Flashback! YTD 2023 vs YTD 2024

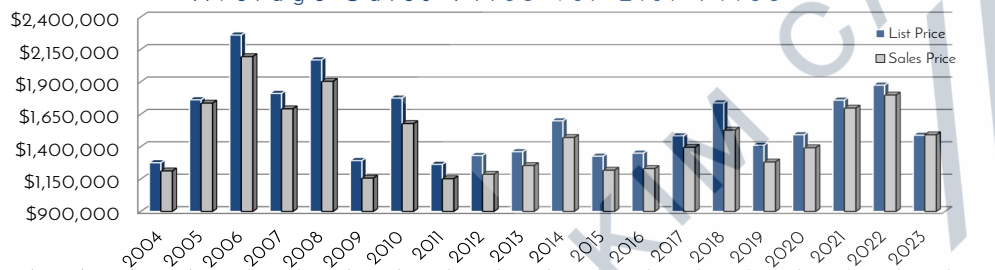
YTD	2023	2024	% Change
DOM	57	55	-3.26%
Sales Price	\$1,482,412	\$1,884,036	27.09%
LP:SP	100.17%	99.34%	-0.84%
SP:AV	1.278	1.494	16.94%

Prominent Properties  
**Sotheby's**  
INTERNATIONAL REALTY

YTD	2023	2024	% Change
# Units Sold	17	14	-17.65%
Rate of Ab 3 Mo	3.93	4.44	13.08%
Actives	14	12	-15.71%
Under Contracts	6	8	41.38%

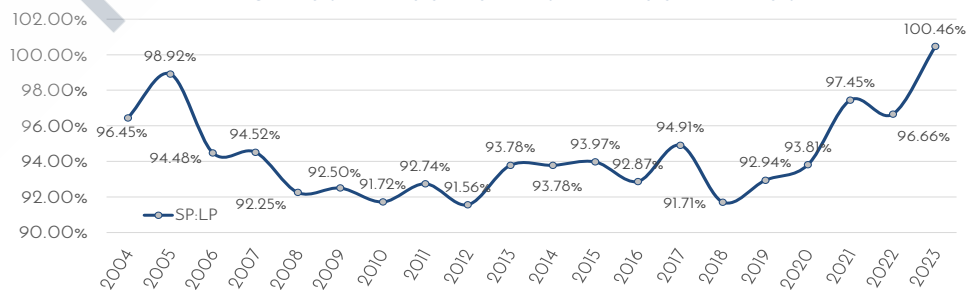
## Harding Twp. Yearly Market Trends

Average Sales Price vs. List Price

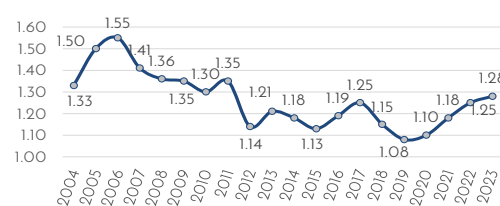


## Harding Twp. Yearly Market Trends

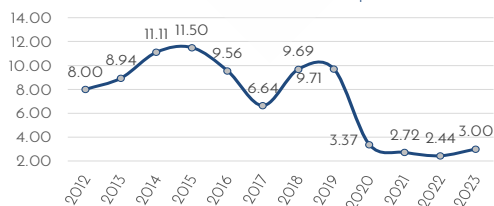
Sales Price to List Price Ratios



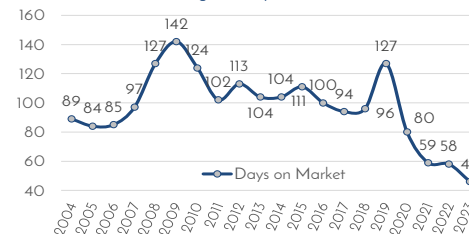
Sales Price to Assessed Value Ratio



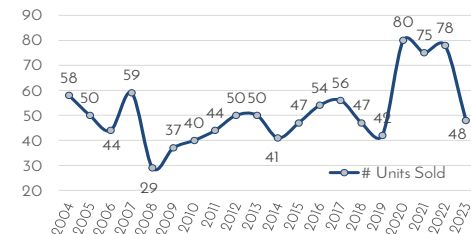
12 Month Rate of Absorption



Average Days on Market



Number of Units Sold



\*2007 Tax Re-evaluation

Data only available until 2012