

# Harding Twp.

## November 2024 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	19 Primrose Trail	Tudor	3	3.0	15	\$1,200,000	\$1,200,000	\$1,281,000	106.75%	\$747,800	1.71
2	2 Jenks Court	Colonial	4	4.0	11	\$1,325,000	\$1,325,000	\$1,432,125	108.08%	\$886,000	1.62
3	9 Welsh Lane	Custom	6	8.2	7	\$3,295,000	\$3,295,000	\$3,200,000	97.12%	\$2,456,600	1.30
4	88 Village Road	Colonial	4	3.1	24	\$3,295,000	\$3,295,000	\$3,240,000	98.33%	\$1,976,600	1.64
5	5 Pleasant Plains Road	Colonial	6	5.3	1	\$4,000,000	\$4,000,000	\$4,000,000	100.00%	\$2,250,400	1.78
<b>AVERAGE</b>					12	\$2,623,000	\$2,623,000	\$2,630,625	102.06%		1.61

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

Number of Units: 5  
 Average List Price: \$1,943,800  
 Average Days on Market: 239

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

Number of Units: 7  
 Average List Price: \$1,764,714  
 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	60	48	12		40
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		\$2,162,600
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		\$2,148,541
SP:LP%	99.09%	104.83%	91.31%	102.25%	95.36%	104.00%	97.67%	103.62%	95.57%	100.68%	102.06%		100.48%
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		1.49
# Units Sold	1	3	1	4	5	5	3	4	3	6	5		40
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		2.93
Active Listings	13	9	11	15	11	7	7	7	8	7	5		9
Under Contracts	3	7	9	11	11	8	7	7	10	9	7		8

## Flashback! YTD 2023 vs YTD 2024

YTD	2023	2024	% Change
DOM	50	40	-18.69%
Sales Price	\$1,469,508	\$2,148,541	46.21%
LP:SP	99.95%	100.48%	0.53%
SP:AV	1.25	1.49	19.37%

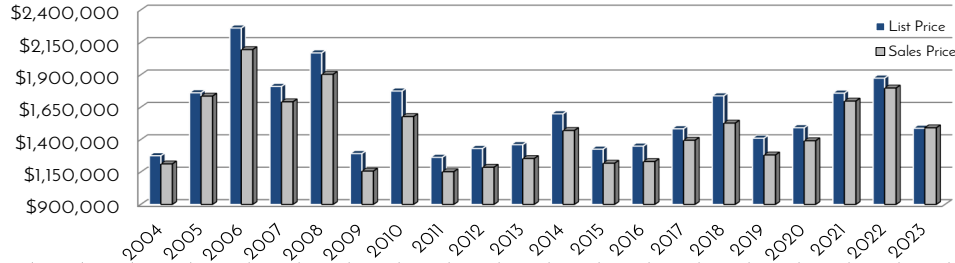
Prominent Properties

**Sotheby's**  
INTERNATIONAL REALTY

YTD	2023	2024	% Change
# Units Sold	38	40	5.26%
Rate of Ab 3 Mo	4.88	2.93	-39.89%
Actives	14	9	-37.11%
Under Contracts	8	8	0.00%

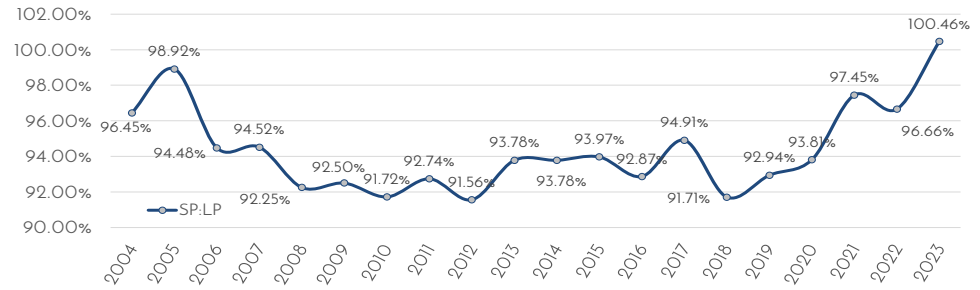
## Harding Twp. Yearly Market Trends

Average Sales Price vs. List Price

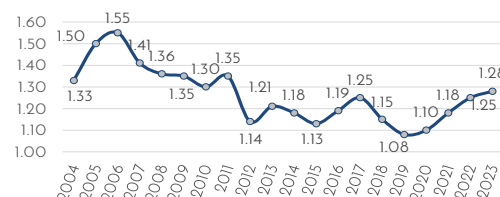


## Harding Twp. Yearly Market Trends

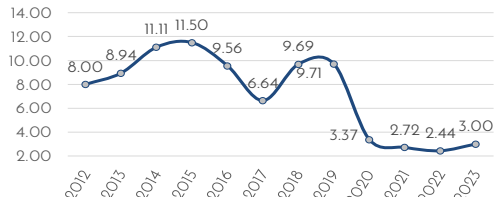
Sales Price to List Price Ratios



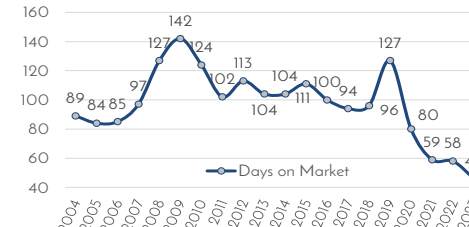
Sales Price to Assessed Value Ratio



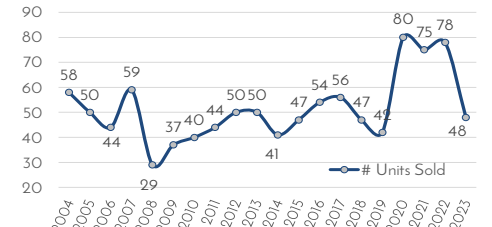
12 Month Rate of Absorption



Average Days on Market



Number of Units Sold



\*2007 Tax Re-evaluation

Data only available until 2012