

# Harding Twp.

## October 2024 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	33 Lindsley Road	Colonial	4	2.0	12	\$1,000,000	\$1,000,000	\$1,049,000	104.90%	\$753,200	1.39
2	13 Primrose Trail	SplitLev	3	2.1	103	\$1,149,999	\$1,169,999	\$1,170,000	100.00%	\$688,500	1.70
3	72 Long Hill Road	CapeCod	5	3.0	58	\$1,250,000	\$1,250,000	\$1,250,000	100.00%	\$931,700	1.34
4	2 Morgan Drive	Custom	5	6.3	37	\$2,250,000	\$2,250,000	\$2,250,000	100.00%	\$2,100,000	1.07
5	45 Featherbed Lane	Colonial	5	4.1	21	\$2,445,000	\$2,445,000	\$2,425,000	99.18%	\$1,367,200	1.77
6	36 Woodland Road	Colonial	7	6.2	56	\$2,500,000	\$2,500,000	\$2,500,000	100.00%	\$3,035,400	0.82
<b>AVERAGE</b>					48	\$1,765,833	\$1,769,167	\$1,774,000	100.68%		1.35

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

Number of Units: 7  
 Average List Price: \$2,206,429  
 Average Days on Market: 159

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

Number of Units: 9  
 Average List Price: \$2,102,556  
 Average Days on Market: 40

# 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			44
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			\$2,096,829
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			\$2,079,672
SP:LP%	99.09%	104.83%	91.31%	102.25%	95.36%	104.00%	97.67%	103.62%	95.57%	100.68%			100.26%
SP to AV	1.51	1.41	1.69	1.60	1.40	1.59	1.34	1.65	1.32	1.35			1.47
# Units Sold	1	3	1	4	5	5	3	4	3	6			35
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			3.12
Active Listings	13	9	11	15	11	7	7	7	8	7			10
Under Contracts	3	7	9	11	11	8	7	7	10	9			8

## Flashback! YTD 2023 vs YTD 2024

YTD	2023	2024	% Change
DOM	46	44	-4.12%
Sales Price	\$1,448,369	\$2,079,672	43.59%
LP:SP	100.19%	100.26%	0.07%
SP:AV	1.24	1.47	18.54%

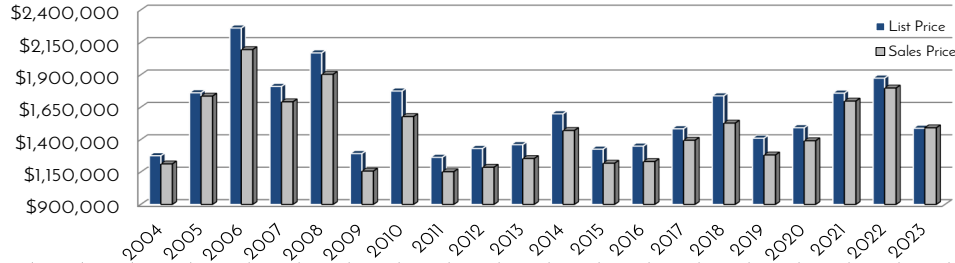
Prominent Properties

**Sotheby's**  
INTERNATIONAL REALTY

YTD	2023	2024	% Change
# Units Sold	36	35	-2.78%
Rate of Ab 3 Mo	5.05	3.12	-38.16%
Actives	14	10	-34.03%
Under Contracts	9	8	-3.53%

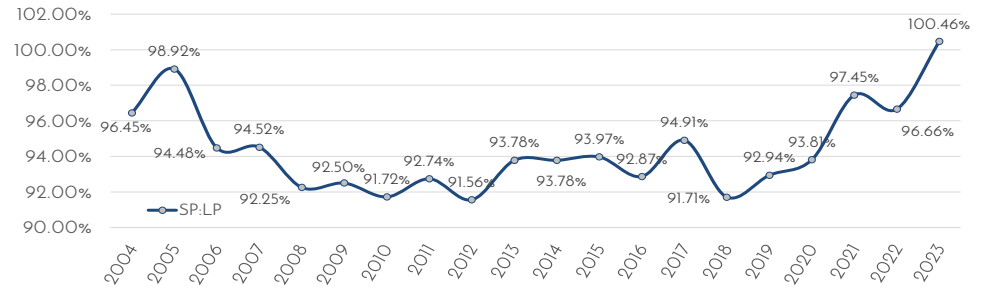
## Harding Twp. Yearly Market Trends

Average Sales Price vs. List Price

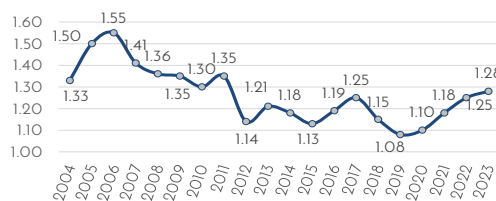


## Harding Twp. Yearly Market Trends

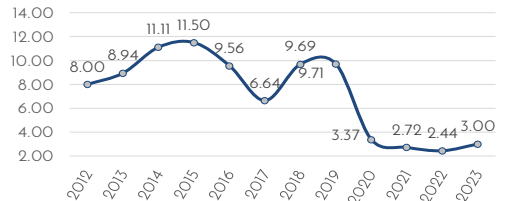
Sales Price to List Price Ratios



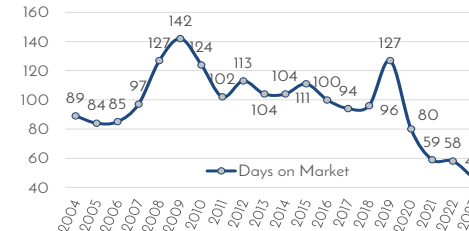
Sales Price to Assessed Value Ratio



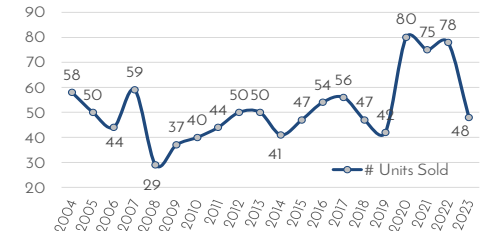
12 Month Rate of Absorption



Average Days on Market



Number of Units Sold



\*2007 Tax Re-evaluation

Data only available until 2012