



Harding Twp.

September 2020 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	10 Sycamore Lance	TwnIntUn	3	3.1	67	\$525,000	\$515,000	\$492,000	95.53%	\$356,900	1.38
2	74 Dickson Mill Road	Colonial	3	1.1	29	\$550,000	\$550,000	\$576,000	104.73%		
3	10 Peachcroft Road	Colonial	5	2.1	47	\$949,000	\$949,000	\$872,500	91.94%	\$828,200	1.05
4	81 Sand Spring Road	Custom	3	3.1	22	\$999,000	\$999,000	\$955,000	95.60%	\$1,901,500	0.50
5	35 Meadow Lane	Colonial	5	3.2	32	\$1,670,000	\$1,670,000	\$1,720,000	102.99%	\$2,031,600	0.85
6	15 Pleasant Plains Road	Colonial	5	5.2	14	\$2,300,000	\$2,300,000	\$2,300,000	100.00%	\$2,121,900	1.08
7	4 Oxford Lane	Colonial	6	5.3	125	\$3,750,000	\$3,750,000	\$3,550,000	94.67%	\$2,800,000	1.27
AVERAGE					48	\$1,534,714	\$1,533,286	\$1,495,071	97.92%		1.02

"Active" Listings in Harding Twp.

Number of Units: 35
 Average List Price: \$2,240,883
 Average Days on Market: 93

"Under Contract" Listings in Harding Twp.

Number of Units: 19
 Average List Price: \$1,767,153
 Average Days on Market: 89

Harding Twp. 2020 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	161	56	105	29	33	93	89	66	48				88
List Price	\$1,160,838	\$1,295,000	\$1,136,214	\$1,344,500	\$2,131,333	\$1,378,500	\$1,200,211	\$1,549,714	\$1,533,286				\$1,366,409
Sales Price	\$1,066,363	\$1,135,000	\$1,051,764	\$1,312,500	\$2,071,248	\$1,318,770	\$1,144,070	\$1,395,571	\$1,495,071				\$1,288,626
SP:LP%	89.12%	87.64%	93.29%	97.74%	95.45%	94.79%	95.56%	93.44%	97.92%				94.13%
SP to AV	1.04	0.77	1.14	0.70	0.96	0.95	1.25	0.90	1.02				8.00
# Units Sold	8	1	7	2	3	10	9	7	7				54
3 Mo Rate of Ab	5.85	7.28	3.73	7.08	7.50	7.28	5.59	4.67	4.38				5.93
Active Listings	35	33	29	27	32	37	41	40	35				34
Under Contracts	12	21	17	14	16	15	15	18	19				16

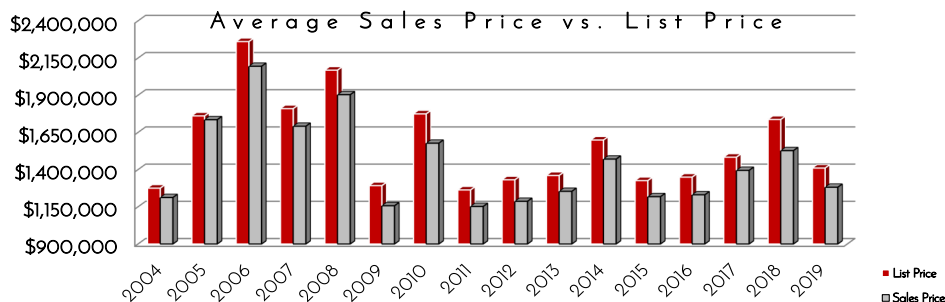
Flashback! YTD 2019 vs YTD 2020

YTD	2019	2020	% Change
DOM	145	88	-39.30%
Sales Price	\$1,283,259	\$1,288,626	0.42%
LP:SP	93.54%	94.13%	0.63%
SP:AV	1.10	1.07	-2.13%

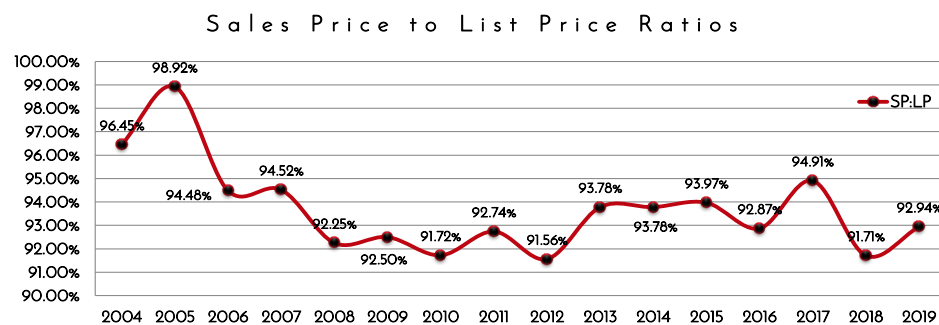


YTD	2019	2020	% Change
# Units Sold	29	54	86.21%
Rate of Ab 3 Mo	25.32	4.38	-82.70%
Actives	57	35	-38.60%
Under Contracts	8	19	137.50%

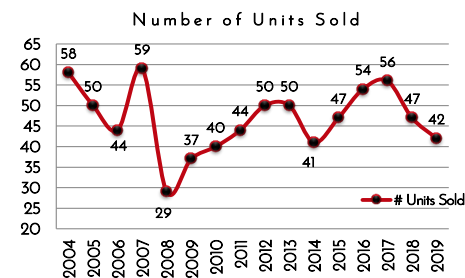
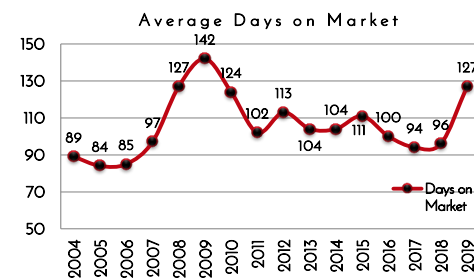
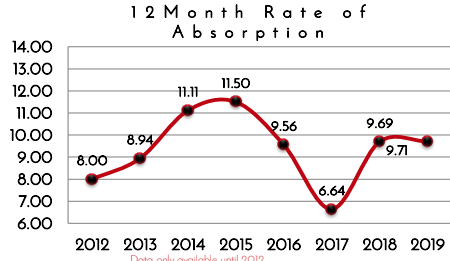
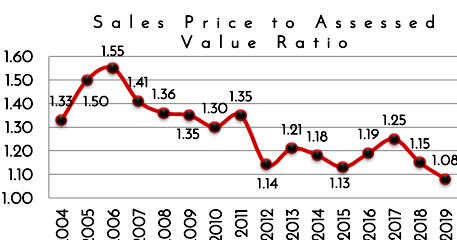
Harding Twp. Yearly Market Trends



Harding Twp. Yearly Market Trends



	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
LP	\$1,275,098	\$1,760,848	\$2,260,384	\$1,809,690	\$2,068,400	\$1,292,057	\$1,774,399	\$1,263,029	\$1,331,312	\$1,360,524	\$1,598,609	\$1,325,913	\$1,549,272	\$1,483,247	\$1,736,857	\$1,410,357
SP	\$1,212,383	\$1,735,360	\$2,094,462	\$1,691,441	\$1,903,393	\$1,157,020	\$1,577,484	\$1,159,230	\$1,186,668	\$1,253,820	\$1,470,559	\$1,217,973	\$1,230,507	\$1,394,804	\$1,527,508	\$1,281,443



*2007 Tax Re-evaluation