



# Harding Twp.

## November 2020 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	920 Mount Kemble Avenue	CapeCod	1	0.2	36	\$395,000	\$395,000	\$395,000	100.00%	\$387,500	1.02
2	6 Sycamore Lane	TwnEndUn	3	2.1	61	\$535,000	\$505,000	\$460,000	91.09%	\$336,800	1.37
3	6 Birch Lane	TwnEndUn	2	2.2	54	\$529,000	\$499,000	\$490,000	98.20%	\$320,500	1.53
4	16 Millbrook Road	Colonial	3	2.1	63	\$875,000	\$875,000	\$865,000	98.86%		
5	7 Military Hill Drive	Colonial	5	5.0	32	\$1,099,000	\$1,099,000	\$1,020,000	92.81%	\$1,166,600	0.87
6	68 Shalebrook Drive	Colonial	6	5.2	89	\$1,665,000	\$1,665,000	\$1,510,000	90.69%	\$1,797,100	0.84
7	7 Hawks Nest Lane	Colonial	5	5.2	7	\$2,399,000	\$2,399,000	\$2,311,000	96.33%	\$2,039,000	1.13
8	6 Great Oaks Road	Custom	5	6.2	17	\$2,590,000	\$2,590,000	\$2,400,000	92.66%	\$2,452,500	0.98
9	35 Baileys Mill Road	Colonial	4	4.2	70	\$2,750,000	\$2,750,000	\$2,500,000	90.91%		
10	2 Hartley Farms Road	Colonial	7	8.2	74	\$3,449,900	\$3,449,900	\$2,500,000	72.47%	\$3,441,100	0.73
11	65 Village Road	Colonial	6	7.2	517	\$3,999,900	\$3,999,900	\$3,500,000	87.50%		
12	93 Lees Hill Road	Colonial	5	5.2	183	\$3,950,000	\$3,750,000	\$3,500,000	93.33%	\$2,797,100	1.25
AVERAGE					100	\$2,019,733	\$1,998,067	\$1,787,583	92.07%		1.08

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

Number of Units: 28  
 Average List Price: \$2,371,857  
 Average Days on Market: 134

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

Number of Units: 10  
 Average List Price: \$1,232,800  
 Average Days on Market: 72

# 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	40	100		84
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	\$1,759,222	\$1,998,067		\$1,514,612
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	\$1,661,078	\$1,787,583		\$1,413,154
SP:LP%	89.12%	87.64%	93.29%	97.74%	95.45%	94.79%	95.56%	93.44%	97.92%	94.55%	92.07%		93.85%
SP to AV	1.04	0.77	1.14	0.70	0.96	0.95	1.25	0.90	1.02	1.33	1.08		8.00
# Units Sold	8	1	7	2	3	10	9	7	7	9	12		75
3 Mo Rate of Ab	5.85	7.28	3.73	7.08	7.50	7.28	5.59	4.67	4.38	4.56	3.22		5.56
Active Listings	35	33	29	27	32	37	41	40	35	33	28		34
Under Contracts	12	21	17	14	16	15	15	18	19	14	10		16

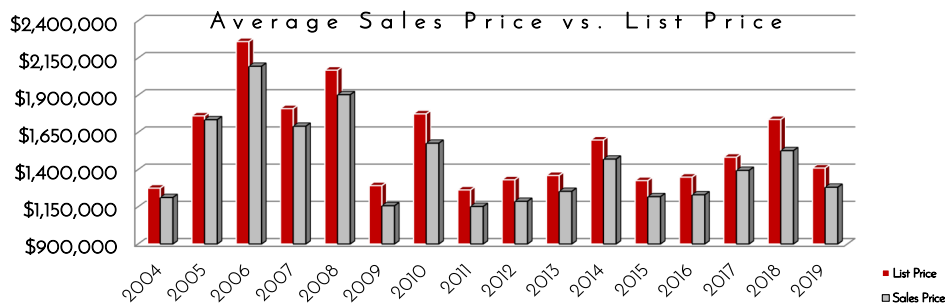
## Flashback! YTD 2019 vs YTD 2020

YTD	2019	2020	% Change
DOM	133	84	-36.50%
Sales Price	\$1,295,311	\$1,413,154	9.10%
LP:SP	93.40%	93.85%	0.48%
SP:AV	1.098	1.105	0.64%

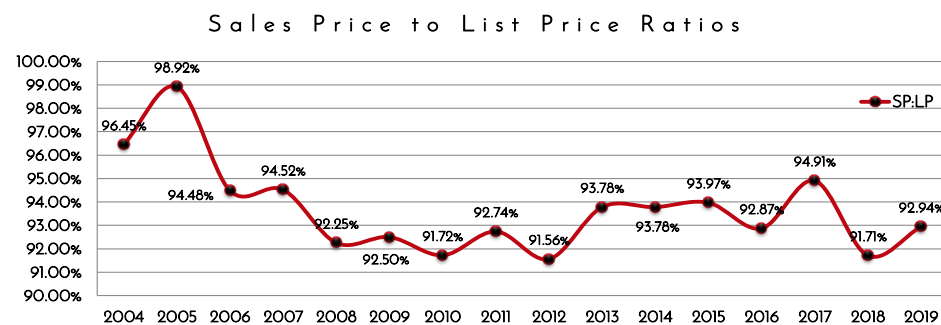


YTD	2019	2020	% Change
# Units Sold	37	75	102.70%
Rate of Ab 3 Mo	17.00	3.22	-81.06%
Actives	47	28	-40.43%
Under Contracts	11	10	-9.09%

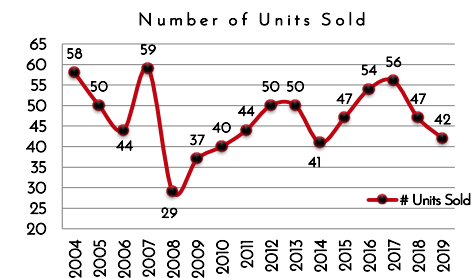
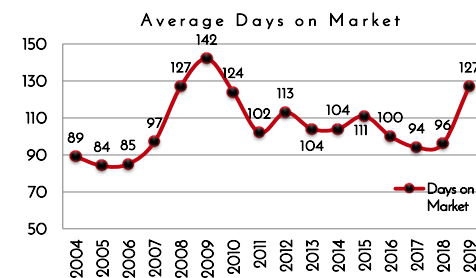
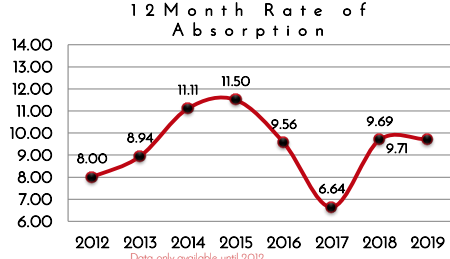
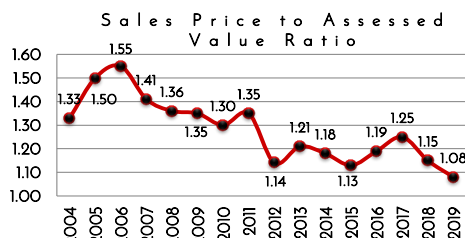
## Harding Twp. Yearly Market Trends



## 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	\$1,774,394	\$1,263,029	\$1,331,312	\$1,360,524	\$1,598,609	\$1,325,913	\$1,349,272	\$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	\$1,470,552	\$1,217,973	\$1,230,507	\$1,394,804	\$1,527,508	\$1,281,443



\*2007 Tax Re-evaluation