



Harding Twp.

February 2021 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	9 Tulip Lane	TwndEndUn	3	2.1	115	\$529,000	\$499,000	\$490,000	98.20%	\$451,800	1.08
2	5 Cypress Circle	TwndEndUn	3	2.1	39	\$625,000	\$625,000	\$575,000	92.00%	\$497,700	1.16
3	566 Tempe Wick Road	Custom	5	5.2	97	\$1,595,000	\$1,595,000	\$1,455,000	91.22%	\$1,828,300	0.80
4	32 Lees Hill Road	Colonial	5	4.1	8	\$1,525,000	\$1,525,000	\$1,490,000	97.70%	\$1,371,800	1.09
AVERAGE					65	\$1,068,500	\$1,061,000	\$1,002,500	94.78%		1.03

Active Listings in Harding Twp.

Number of Units: 18
Average List Price: \$2,881,500
Average Days on Market: 92

Under Contract Listings in Harding Twp.

Number of Units: 12
Average List Price: \$1,960,825
Average Days on Market: 115

Harding Twp. 2021 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	93	65											79
List Price	\$1,367,250	\$1,061,000											\$1,214,125
Sales Price	\$1,306,438	\$1,002,500											\$1,154,469
SP:LP%	95.42%	94.78%											95.10%
SP to AV	1.22	1.03											1.13
# Units Sold	4	4											8
3 Mo Rate of Ab	2.00	4.44											3.22
Active Listings	15	18											17
Under Contracts	9	12											11

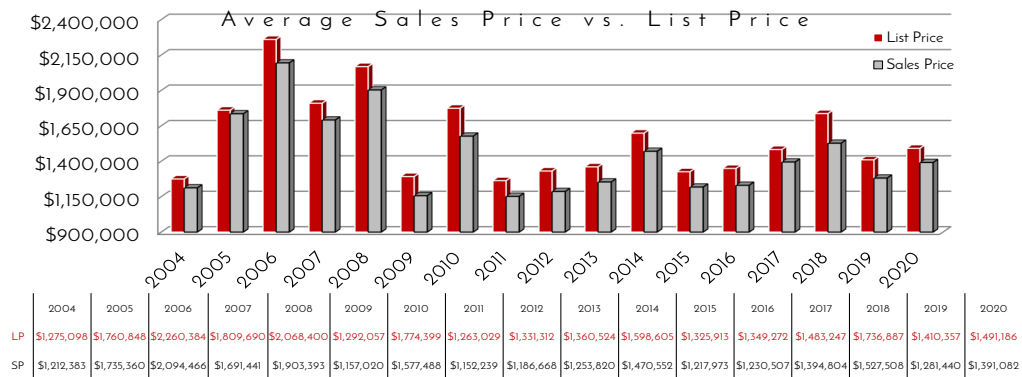
Flashback! YTD 2020 vs YTD 2021

YTD	2020	2021	% Change
DOM	150	79	-47.38%
Sales Price	\$1,073,989	\$1,154,469	7.49%
LP:SP	88.96%	95.10%	6.90%
SP:AV	1.008	1.127	11.81%

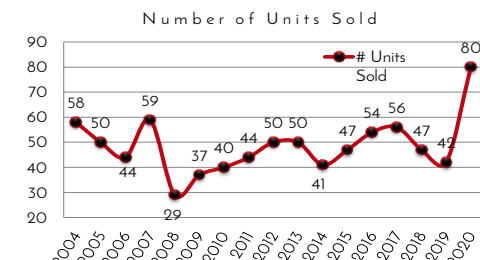
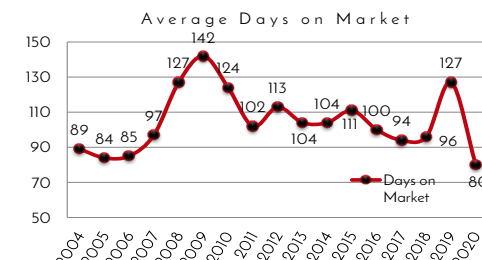
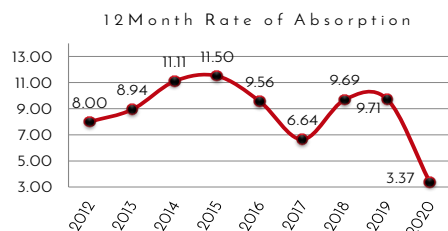
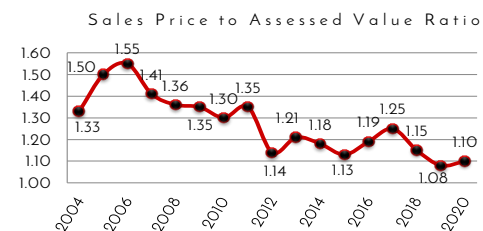
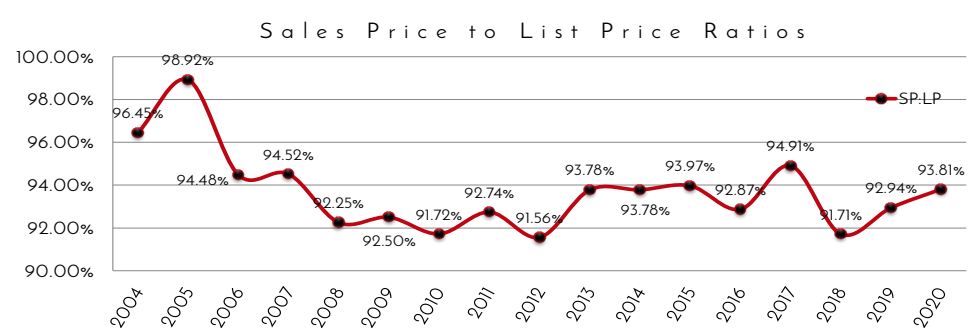


YTD	2020	2021	% Change
# Units Sold	9	8	-11.11%
Rate of Ab 3 Mo	7.85	4.40	-43.95%
Actives	33	18	-45.45%
Under Contracts	21	12	-42.86%

Harding Twp. Yearly Market Trends



Harding Twp. Yearly Market Trends



*2007 Tax Re-evaluation

Data only available until 2012

Information compiled from the Garden State Multiple Listing Service. Deemed Reliable but not Guaranteed.

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Not intended to solicit a property already listed.