



# Harding Twp.

## July 2021 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	11 Shadowbrook Lane	TwnEndUn	2	2	12	\$525,000	\$525,000	\$581,000	110.67%	\$434,000	1.34
2	142 Sand Spring Road	Bi-Level	4	3	24	\$839,900	\$839,900	\$870,000	103.58%	\$710,000	1.23
3	40 Lake Trail	Custom	4	2	1	\$895,000	\$895,000	\$900,000	100.56%	\$642,400	1.40
4	33 Baileys Mill Road	Colonial	6	6.1	39	\$2,595,000	\$2,595,000	\$2,500,000	96.34%	\$1,966,600	1.27
5	227 Blue Mill Road	Colonial	5	4.1	11	\$2,500,000	\$2,500,000	\$2,515,000	100.60%	\$1,647,900	1.53
6	21 Long Hill Road	Colonial	5	5.1	20	\$2,695,000	\$2,695,000	\$2,595,000	96.29%	\$1,517,200	1.71
7	15 Hartley Farms Road	Colonial	6	6.2	12	\$3,695,000	\$3,695,000	\$3,695,000	100.00%	\$3,137,900	1.18
AVERAGE					17	\$1,963,557	\$1,963,557	\$1,950,857	101.15%		1.38

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

Number of Units: 31  
Average List Price: \$2,542,158  
Average Days on Market: 80

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

Number of Units: 17  
Average List Price: \$1,640,529  
Average Days on Market: 40

# 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	88	96	182	83	17						76
List Price	\$1,367,250	\$1,061,000	\$2,122,500	\$1,757,817	\$1,999,000	\$2,121,611	\$1,963,557						\$1,867,567
Sales Price	\$1,306,438	\$1,002,500	\$2,338,750	\$1,535,483	\$1,800,000	\$2,039,736	\$1,950,857						\$1,792,795
SP:LP%	95.42%	94.78%	108.18%	90.29%	90.05%	97.65%	101.15%						97.01%
SP to AV	1.22	1.03	1.26	0.87	1.27	1.15	1.38						1.16
# Units Sold	4	4	2	6	1	18	7						42
3 Mo Rate of Ab	2.00	4.44	7.67	7.81	10.00	3.38	3.58						5.55
Active Listings	15	18	23	26	28	27	31						24
Under Contracts	9	12	16	22	28	20	17						18

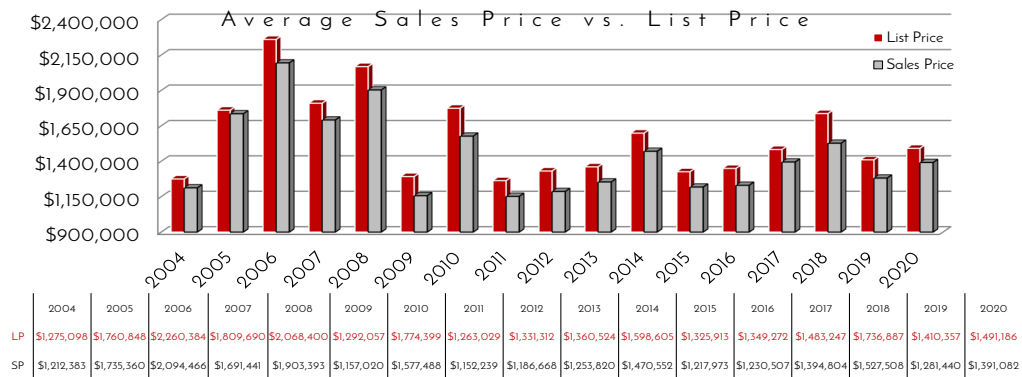
## Flashback! YTD 2020 vs YTD 2021

YTD	2020	2021	% Change
DOM	99	76	-23.73%
Sales Price	\$1,233,783	\$1,792,795	45.31%
LP:SP	93.59%	97.01%	3.66%
SP:AV	1.070	1.158	8.15%

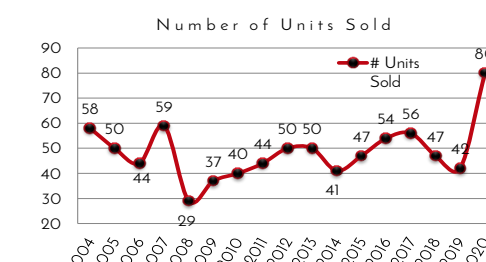
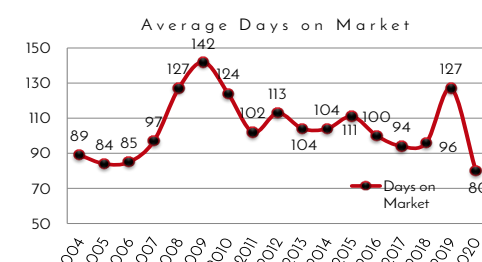
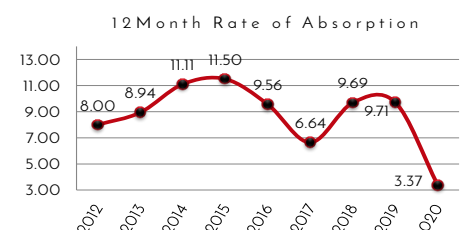
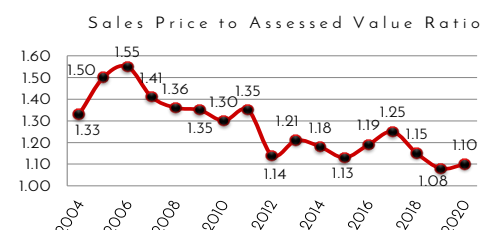


YTD	2020	2021	% Change
# Units Sold	40	42	5.00%
Rate of Ab 3 Mo	5.59	3.58	-35.96%
Actives	41	31	-24.39%
Under Contracts	15	17	13.33%

## Harding Twp. Yearly Market Trends



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\*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.