

# Harding Twp.

## July 2017 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	9 Forest Dale Drive	TwnEndUn	2	2.1	44	\$550,000	\$550,000	\$550,000	100.00%	\$366,500	1.50
2	38 Anthony Wayne Road	Colonial	4	2.1	124	\$1,195,000	\$1,075,000	\$980,000	91.16%	\$1,238,400	0.79
3	147 Glen Alpin Road	Colonial	5	4.1	43	\$1,555,000	\$1,555,000	\$1,475,000	94.86%	\$803,600	1.84
4	133 Glen Alpin Road	Colonial	6	5.1	50	\$2,125,000	\$2,125,000	\$2,125,000	100.00%	\$1,765,600	1.20
5	17 Fawn Hill Drive	Custom	6	5.2	290	\$3,149,000	\$2,999,000	\$2,650,000	88.36%	\$1,598,500	1.66
AVERAGE					110	\$1,714,800	\$1,660,800	\$1,556,000	94.88%		1.40

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

**Number of Units:** 45  
**Average List Price:** \$2,679,664  
**Average Days on Market:** 149

### ***"UNDER CONTRACT"*** Listings in Harding Twp.

**Number of Units:** 11  
**Average List Price:** \$1,237,632  
**Average Days on Market:** 155

# Harding Twp. 2017 Year to Date Market Trends

	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	54	No Sales	99	135	51	105	110						97
List Price	\$1,174,500	No Sales	\$1,526,250	\$1,259,750	\$1,019,750	\$2,059,857	\$1,660,800						\$1,549,808
Sales Price	\$1,110,000	No Sales	\$1,456,550	\$1,201,050	\$955,500	\$1,929,000	\$1,556,000						\$1,459,823
Sales Price as a % of List Price	94.44%	No Sales	95.18%	94.77%	94.31%	95.67%	94.88%						95.00%
Sales Price to Assessed Value	1.35	No Sales	1.13	1.17	1.41	1.27	1.40						1.29
# Units Sold	2	0	4	4	4	7	5						26
Active Listings	43	47	49	58	51	53	45						49
Under Contracts	7	8	11	8	14	12	11						10

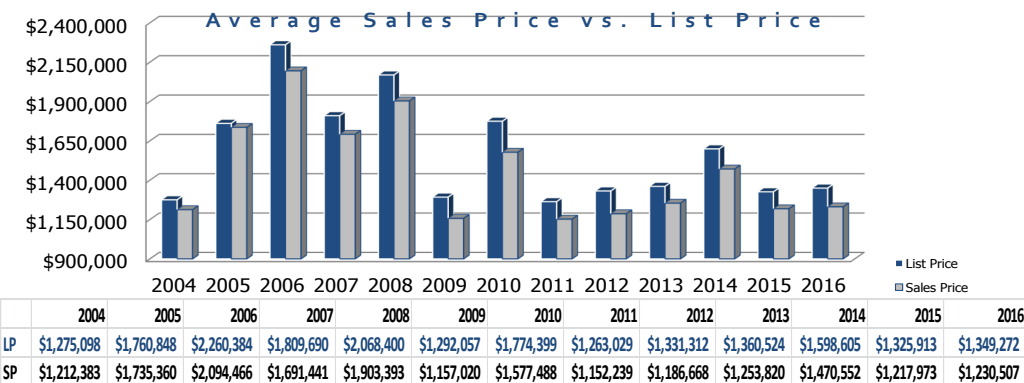
## Flashback! YTD 2016 vs YTD 2017

YTD	2016	2017	% Change
Days on Market	110	97	-11.11%
Sales Price	\$1,234,880	\$1,459,823	18.22%
Sales Price to Assessed Value	1.13	1.29	13.98%

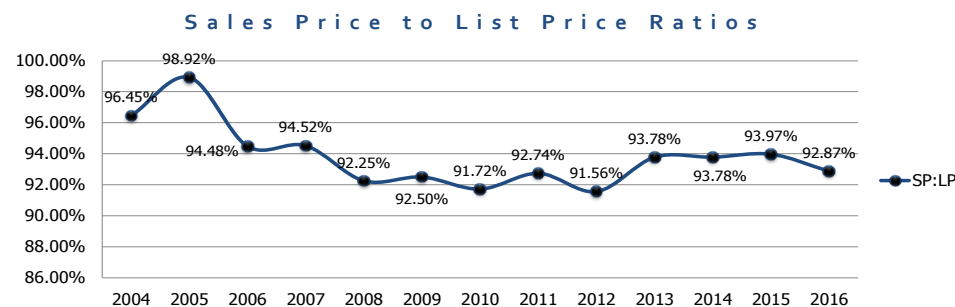


YTD	2016	2017	% Change
# Units Sold	25	26	4.00%
Active Listings	65	45	-30.77%
Under Contracts	15	11	-26.67%

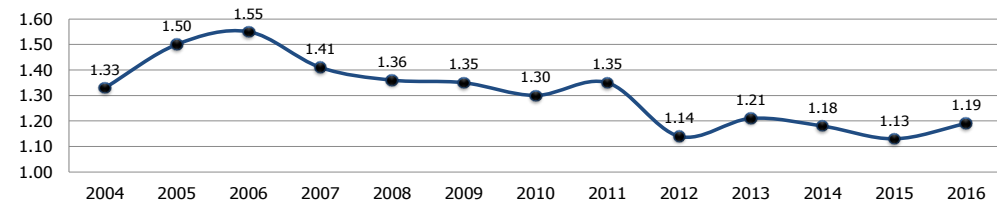
### Harding Twp. Yearly Market Trends



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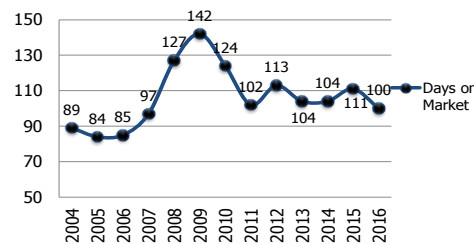


### Sales Price to Assessed Value Ratio



\*2007 Tax Re-evaluation

### Average Days on Market



### Number of Units Sold

