

Harding Twp.

November 2017 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	24 Miller Road	Bi-Level	4	2.1	189	\$1,350,000	\$1,295,000	\$1,262,500	97.49%	\$799,800	1.58
2	44 Millbrook Road	Colonial	3	3.1	21	\$1,295,000	\$1,295,000	\$1,285,000	99.23%		
3	29 Long Hill Road	RanchExp	4	4.1	13	\$1,695,000	\$1,695,000	\$1,625,000	95.87%	\$1,378,900	1.18
4	100 Village Road	Colonial	5	4.1	41	\$1,997,000	\$1,997,000	\$1,825,000	91.39%	\$2,713,000	0.67
AVERAGE					66	\$1,584,250	\$1,570,500	\$1,499,375	95.99%		1.14

"ACTIVE" Listings in Harding Twp.

Number of Units: 39
Average List Price: \$2,839,897
Average Days on Market: 180

"UNDER CONTRACT" Listings in Harding Twp.

Number of Units: 12
Average List Price: \$1,411,800
Average Days on Market: 71

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	71	114	132	66		96
List Price	\$1,174,500	No Sales	\$1,526,250	\$1,259,750	\$1,019,750	\$2,059,857	\$1,660,800	\$1,646,000	\$1,005,000	\$1,457,990	\$1,570,500		\$1,491,121
Sales Price	\$1,110,000	No Sales	\$1,456,550	\$1,201,050	\$955,500	\$1,929,000	\$1,556,000	\$1,535,251	\$941,083	\$1,385,019	\$1,499,375		\$1,404,214
Sales Price as a % of List Price	94.44%	No Sales	95.18%	94.77%	94.31%	95.67%	94.88%	93.61%	94.95%	96.42%	95.99%		94.99%
Sales Price to Assessed Value	1.35	No Sales	1.13	1.17	1.41	1.27	1.40	1.22	1.28	1.22	1.14		1.26
# Units Sold	2	0	4	4	4	7	5	8	6	5	4		49
Active Listings	43	47	49	58	51	53	45	50	49	47	39		48
Under Contracts	7	8	11	8	14	12	11	9	11	10	12		10

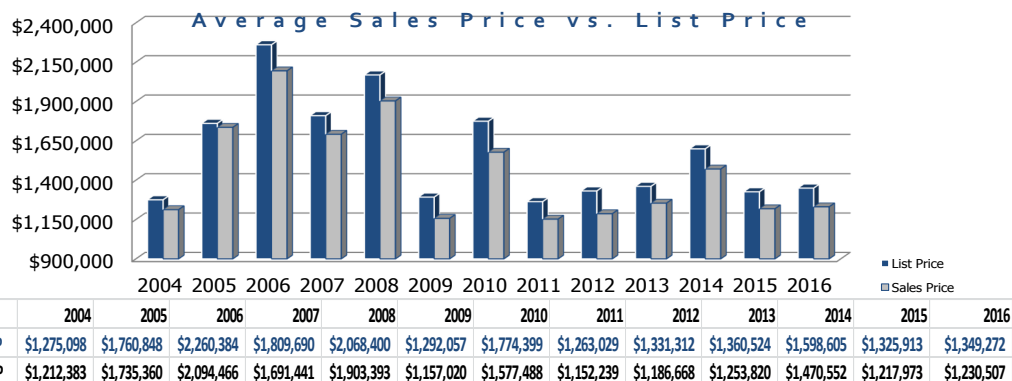
Flashback! YTD 2016 vs YTD 2017

YTD	2016	2017	% Change
Days on Market	99	96	-3.32%
Sales Price	\$1,204,626	\$1,404,214	16.57%
Sales Price to Assessed Value	1.20	1.26	5.23%

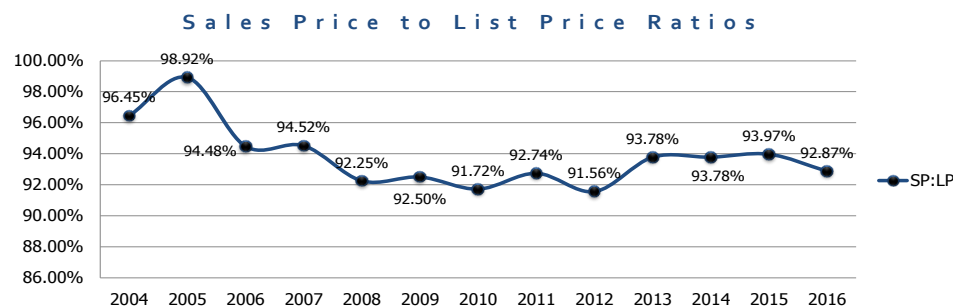


YTD	2016	2017	% Change
# Units Sold	47	49	4.26%
Active Listings	48	39	-18.75%
Under Contracts	11	12	9.09%

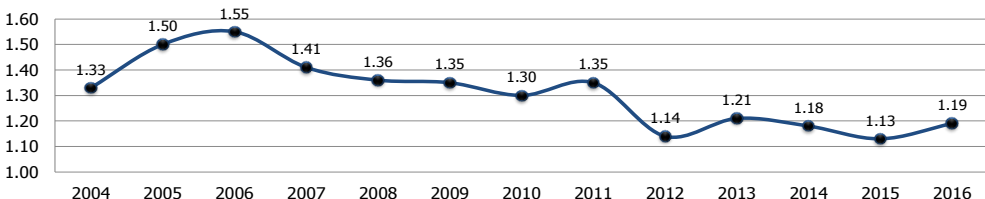
Harding Twp. Yearly Market Trends



Harding Twp. Yearly Market Trends

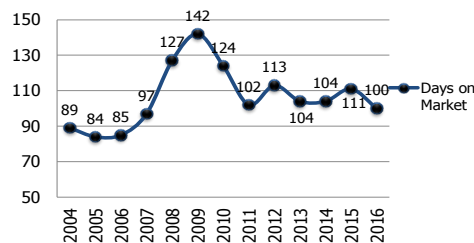


Sales Price to Assessed Value Ratio



*2007 Tax Re-evaluation

Average Days on Market



Number of Units Sold

