

Harding Twp.

December 2017 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	6 Beech Lane	TwnIntUn	2	3.1	16	\$505,000	\$505,000	\$495,000	98.02%	\$322,500	1.53
2	4 Baxter Farm Road	Colonial	5	3.1	14	\$799,000	\$799,000	\$740,000	92.62%	\$682,200	1.08
3	2 Fawn Hill Drive	Colonial	6	4.2	124	\$940,000	\$799,900	\$765,000	95.64%	\$1,349,300	0.57
4	103 Jenks Road	Colonial	4	3.1	211	\$1,180,000	\$1,049,000	\$985,000	93.90%		
5	42 Woodland Road	Colonial	3	3.2	112	\$1,299,000	\$1,299,000	\$1,207,500	92.96%	\$995,400	1.21
6	23 Gleneagles Drive	Ranch	5	4.1	12	\$1,750,000	\$1,750,000	\$1,710,000	97.71%	\$1,144,700	1.49
7	75 Village Road	Colonial	6	6.2	49	\$3,795,000	\$3,795,000	\$3,400,000	89.59%	\$2,601,500	1.31
AVERAGE					77	\$1,466,857	\$1,428,129	\$1,328,929	94.35%		1.20

"ACTIVE" Listings in Harding Twp.

Number of Units: 30
Average List Price: \$3,085,867
Average Days on Market: 200

"UNDER CONTRACT" Listings in Harding Twp.

Number of Units: 9
Average List Price: \$1,762,633
Average Days on Market: 105

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	77	94
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	\$1,428,129	\$1,483,247
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	\$1,328,929	\$1,394,804
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%	94.35%	94.91%
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	1.20	1.25
# Units Sold	2	0	4	4	4	7	5	8	6	5	4	7	56
Active Listings	43	47	49	58	51	53	45	50	49	47	39	30	47
Under Contracts	7	8	11	8	14	12	11	9	11	10	12	9	10

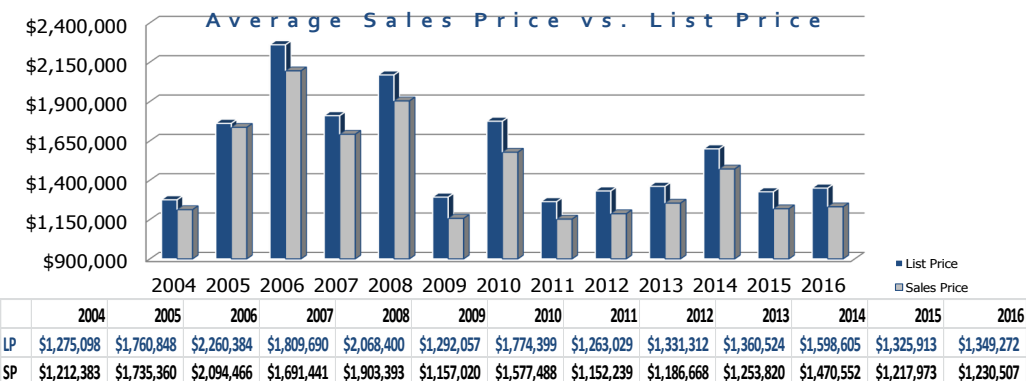
Flashback! YTD 2016 vs YTD 2017

YTD	2016	2017	% Change
Days on Market	100	94	-6.09%
Sales Price	\$1,230,507	\$1,394,804	13.35%
Sales Price to Assessed Value	1.19	1.25	5.52%

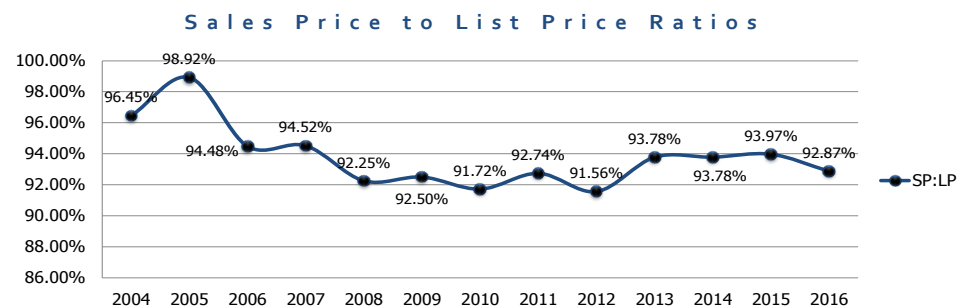


YTD	2016	2017	% Change
# Units Sold	54	56	3.70%
Active Listings	43	30	-30.23%
Under Contracts	6	9	50.00%

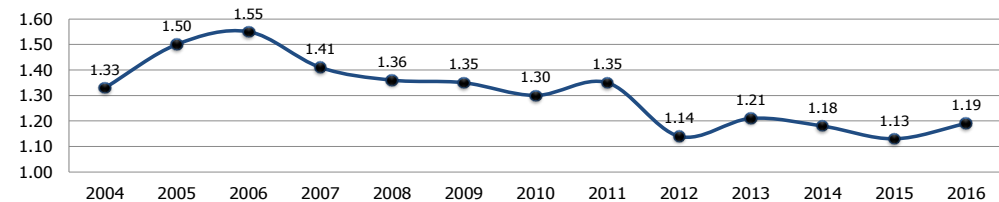
Harding Twp. Yearly Market Trends



Harding Twp. Yearly Market Trends

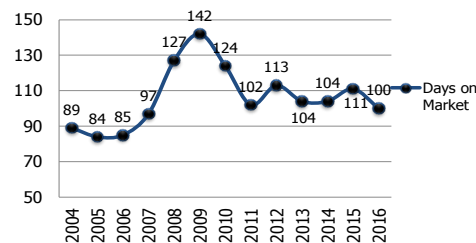


Sales Price to Assessed Value Ratio



*2007 Tax Re-evaluation

Average Days on Market



Number of Units Sold

