

Harding Twp **March 2009** Market Activity

Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
1	114 Village Rd	Custom	\$2,500,000	\$2,137,500	\$2,489,200	3/13/2009	184	85.50%	0.86
2	159 Sand Spring Rd	CapeCod	\$521,000	\$462,500	\$409,000	3/25/2009	109	88.77%	1.13
3	20 Country Drive	Colo/Custom	\$3,595,000	\$2,675,000	\$0	3/27/2009	233	74.41%	
Averages			\$2,205,333	\$1,758,333	\$966,067		175	82.89%	0.99

Average Days on Market 175
Average List Price \$2,205,333
Average Sales Price \$1,758,333
% of List Price to Sales Price 82.89%
Sales Price to Assessed Value Ratio .99
of Units for the Month 3

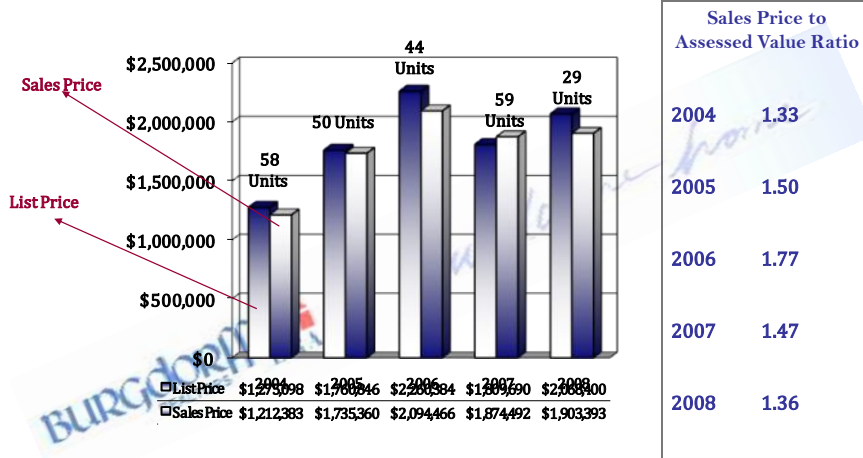
FLASHBACK!!!!
Harding Twp March 2008 YTD:
AVG YTD Sales Price: \$ 1,768,333
DOM: 70
#Units YTD: 3

Harding Twp 2009 Year to Date Market Trends

	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Average List Price	\$769,000	\$3,875,000	\$2,205,333										\$2,252,000
Average Sales Price	\$717,500	\$3,250,000	\$1,758,333										\$1,848,500
Days on Market	49	1	175										115
% of List Price to Sales Price	93.30%	83.87%	82.89%										85.17%
Sales Price to Assessed Value	1.75	0.87	0.99										1.15
# Units Sold	1	1	3										5

Harding Township Market Averages 2004-2008

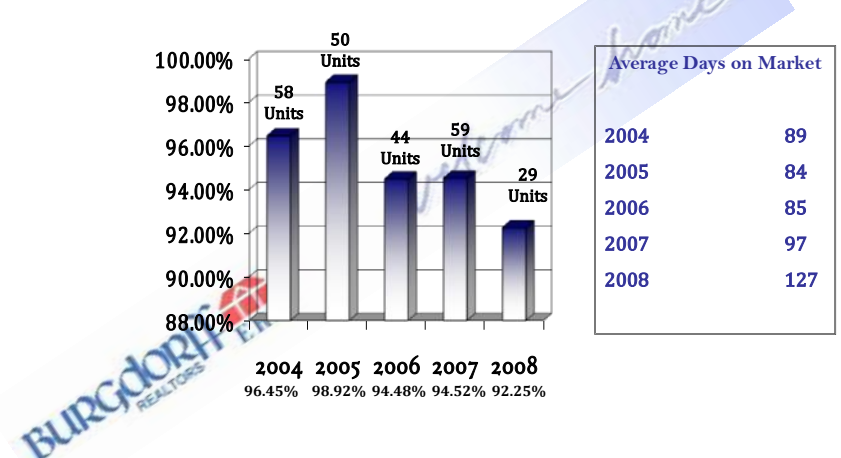
LIST PRICE & SALES PRICE AND SALES PRICE TO ASSESSED VALUE RATIO



As reported by the Garden State Multiple Listing Service Information deemed reliable but not guaranteed.

Harding Township Market Averages 2004-2008

PERCENTAGE OF LIST PRICE TO SALES PRICE



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