

HARDING TWP

MORRIS COUNTY

MONTHLY AREA REPORT

AUGUST 2018

ALL PROPERTY TYPES (SFH & CONDOS/TOWNHOMES)



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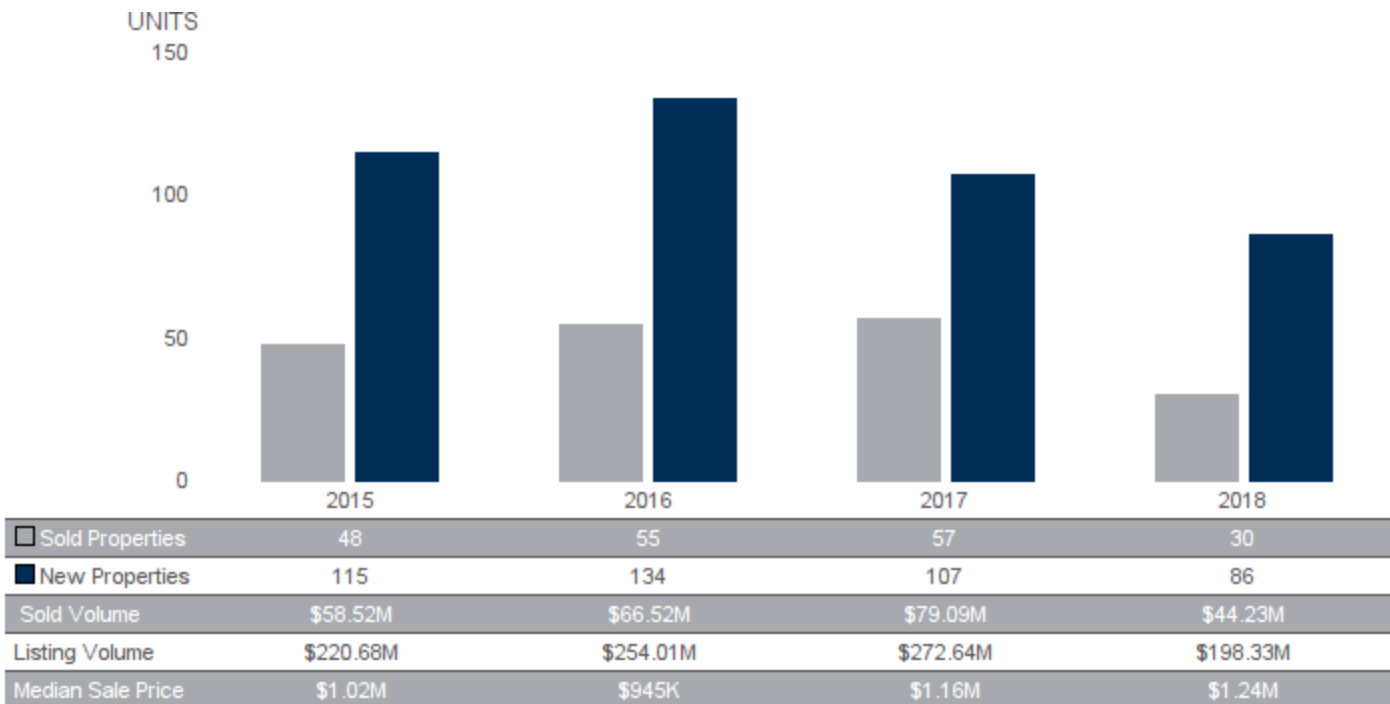
MARKET SUMMARY

August 2018 | All Property Types (SFH & Condos/Townhomes) [?](#)

Market Summary	Month to Date			Year to Date		
	August 2018	August 2017	Percent Change	Year-To-Date 2018	Year-To-Date 2017	Percent Change
New Listings	3	6	-50%	86	77	11.69%
Sold Listings	7	8	-12.5%	29	34	-14.71%
Median Listing Price	\$1,900,000	\$1,425,000	33.33%	\$1,345,000	\$1,312,500	2.48%
Median Selling Price	\$1,950,000	\$1,275,000	52.94%	\$1,230,000	\$1,162,500	5.81%
Median Days on Market	71	53	33.96%	66	56	17.86%
List/Sell Price Ratio	93.1%	93.5%	-0.39%	91.5%	94.6%	-3.28%
Average Listing Price	\$1,899,142	\$1,646,000	15.38%	\$1,692,644	\$1,572,441	7.64%
Average Selling Price	\$1,785,198	\$1,535,250	16.28%	\$1,449,168	\$1,477,570	-1.92%
Average Days on Market	150	71	111.27%	99	91	8.79%

SOLD AND NEW PROPERTIES (UNITS)

August 2018 | All Property Types (SFH & Condos/Townhomes) [?](#)

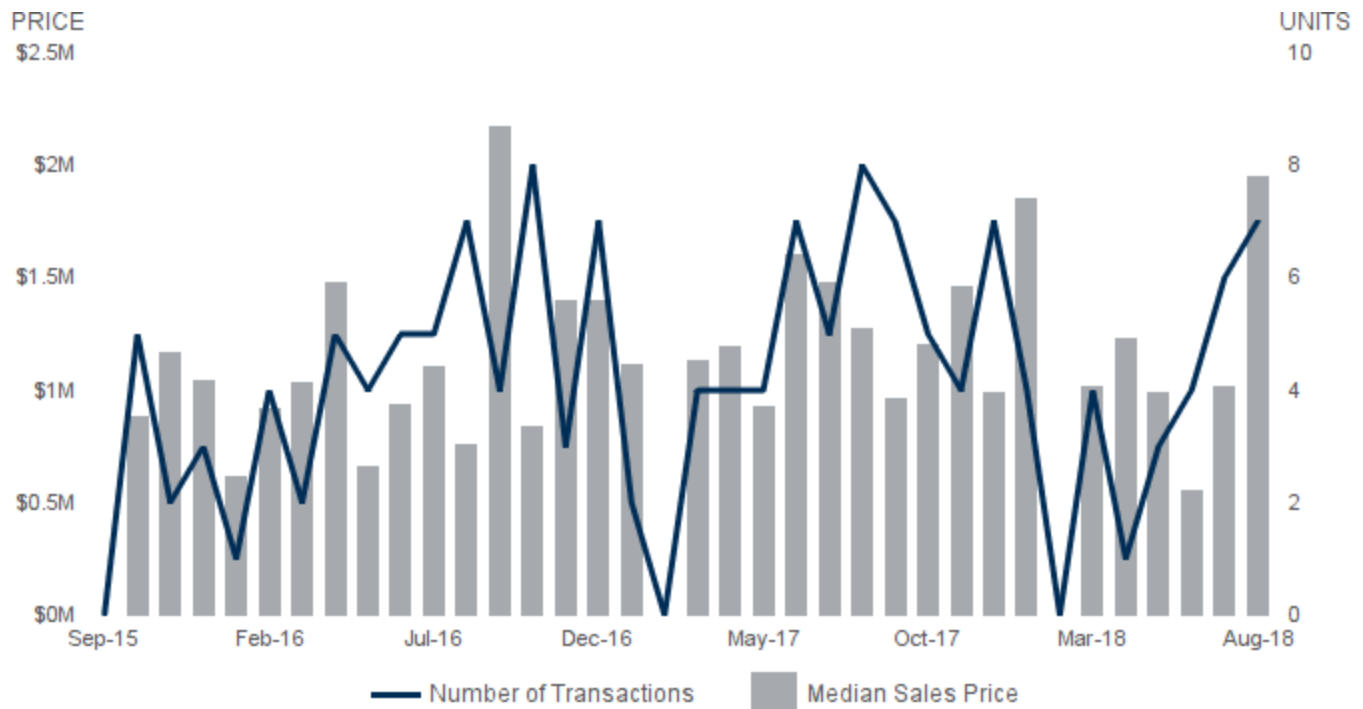


Sold Properties | Number of properties sold during the year
New Properties | Number of properties listed during the year.

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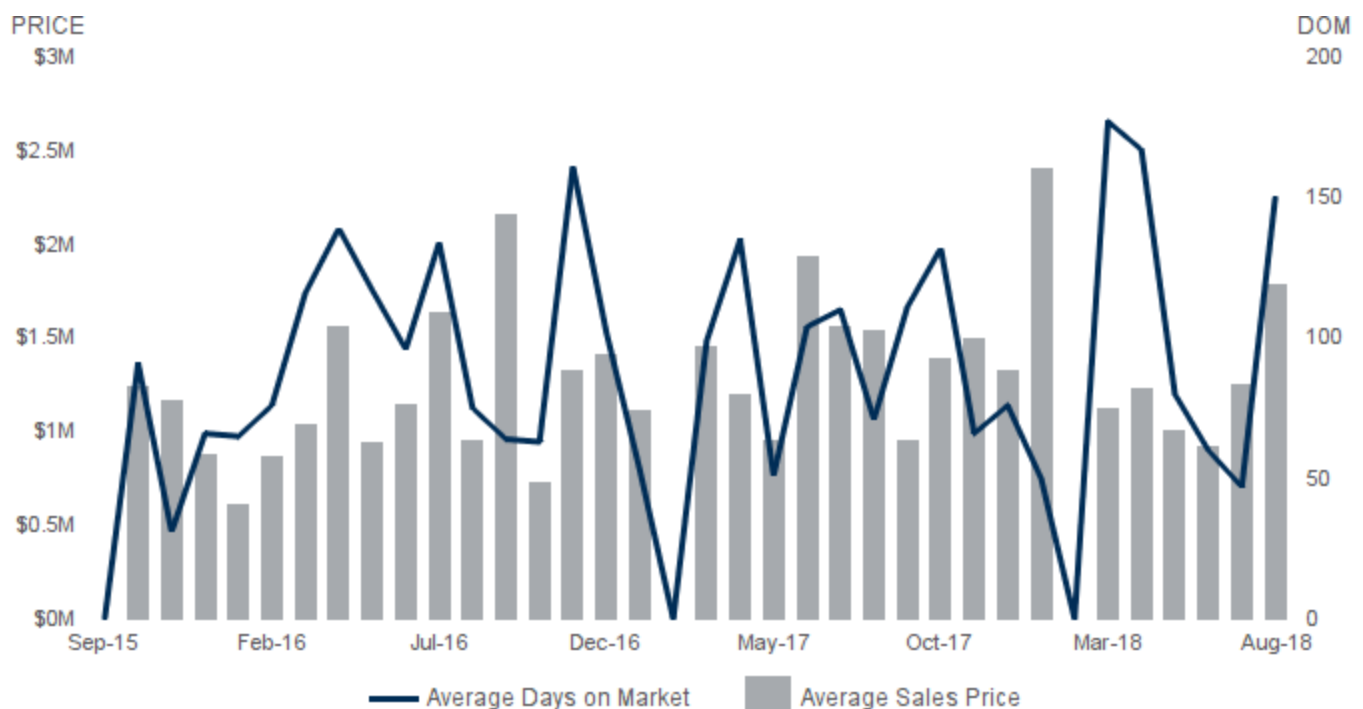
MEDIAN SALES PRICE AND NUMBER OF SALES

August 2018 | All Property Types (SFH & Condos/Townhomes) [?](#)



AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

August 2018 | All Property Types (SFH & Condos/Townhomes) [?](#)



Median Sales Price | Price of the "middle" property sold -an equal number of sales were above and below this price.

Number of Sales | Number of properties sold.

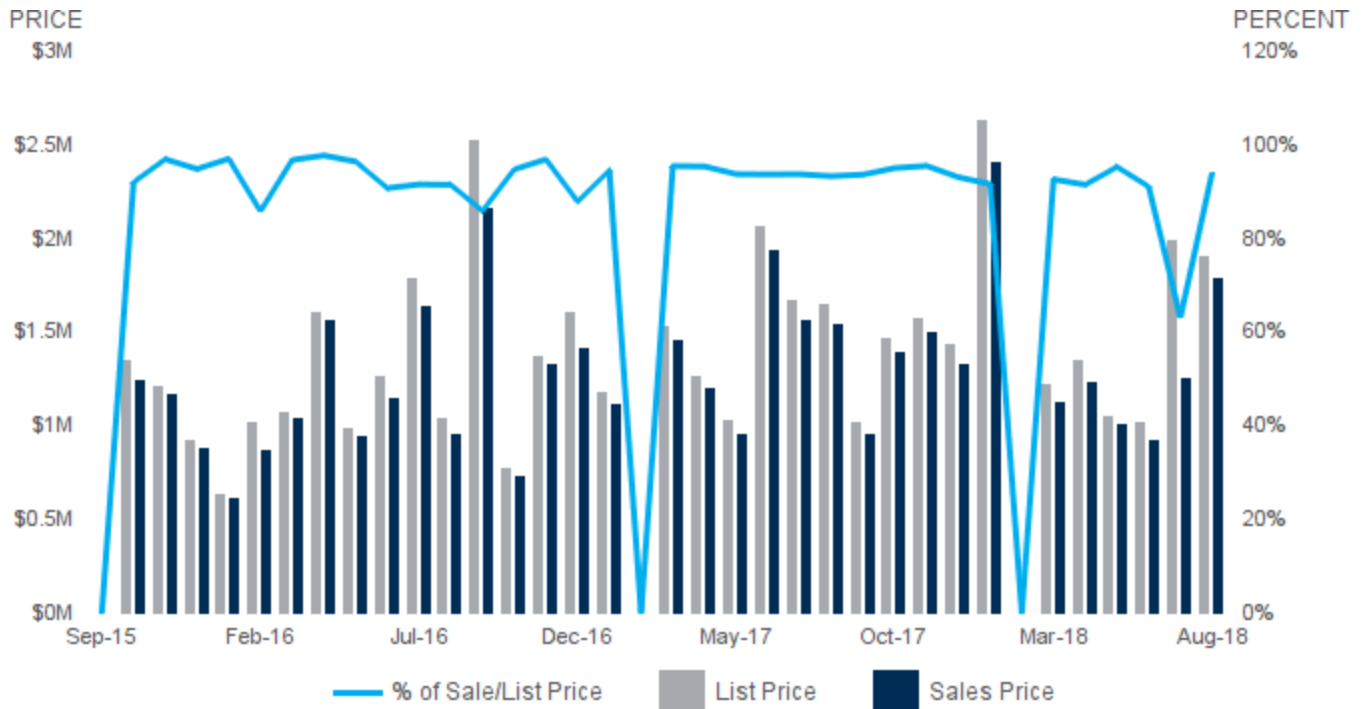
Average Sales Price | Average sales price for all properties sold.

Average Days on Market | Average days on market for all properties sold.

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SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

August 2018 | All Property Types (SFH & Condos/Townhomes) [?](#)



AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

August 2018 | All Property Types (SFH & Condos/Townhomes) [?](#)



Sale Price as a Percentage of Original Price | Average sale price of property as percentage of final list price.

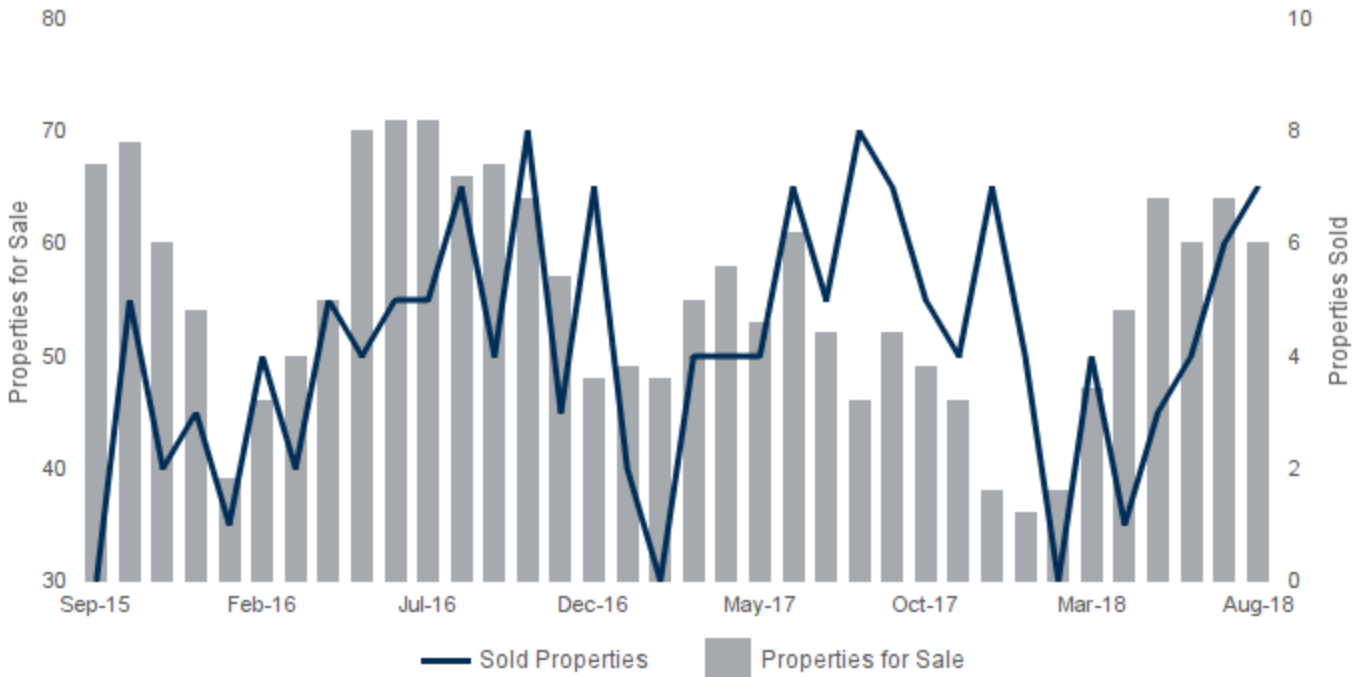
Average Sales Price | Average sales price for all properties sold.

Properties for Sale | Number of properties listed for sale at the end of month.

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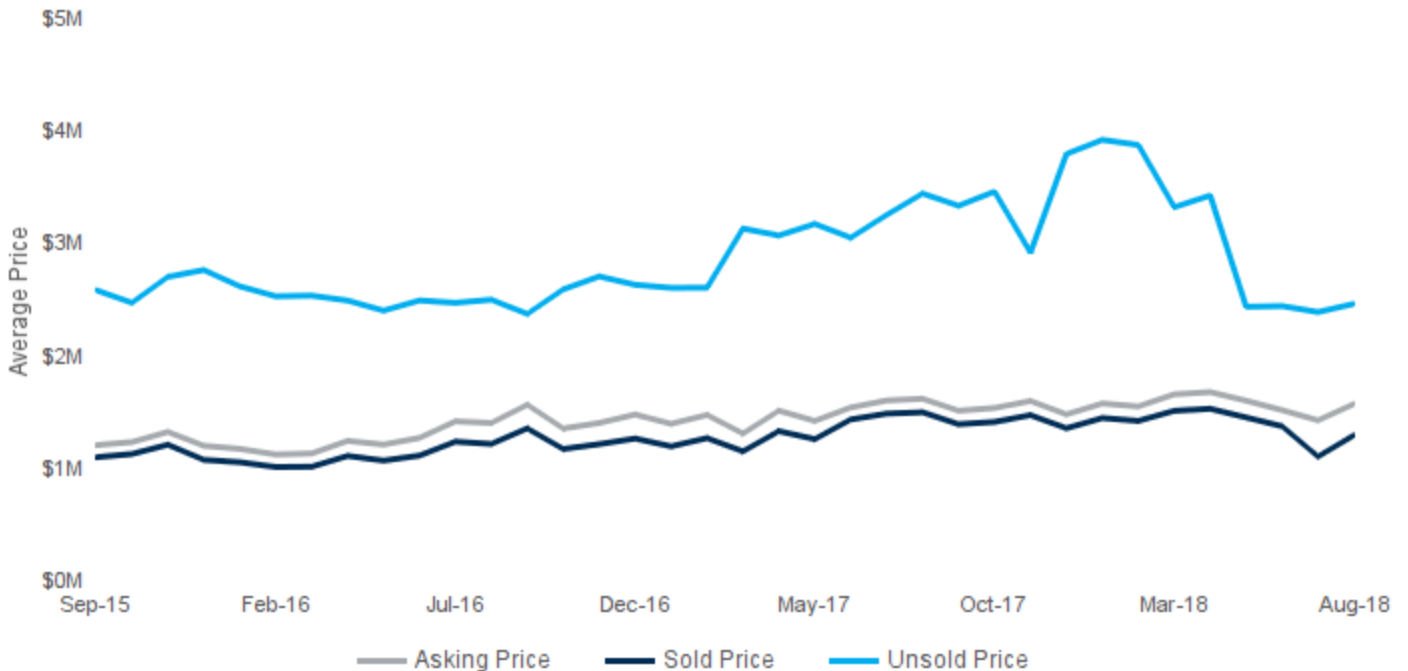
PROPERTIES FOR SALE AND SOLD PROPERTIES

August 2018 | All Property Types (SFH & Condos/Townhomes) [?](#)



AVERAGE ASKING/SOLD/UNSOLD PRICE

August 2018 | All Property Types (SFH & Condos/Townhomes) [?](#)



Properties for Sale | Number of properties listed for sale at the end of month.

Sold Properties | Number of properties sold.

Unsold Price | the average active list price

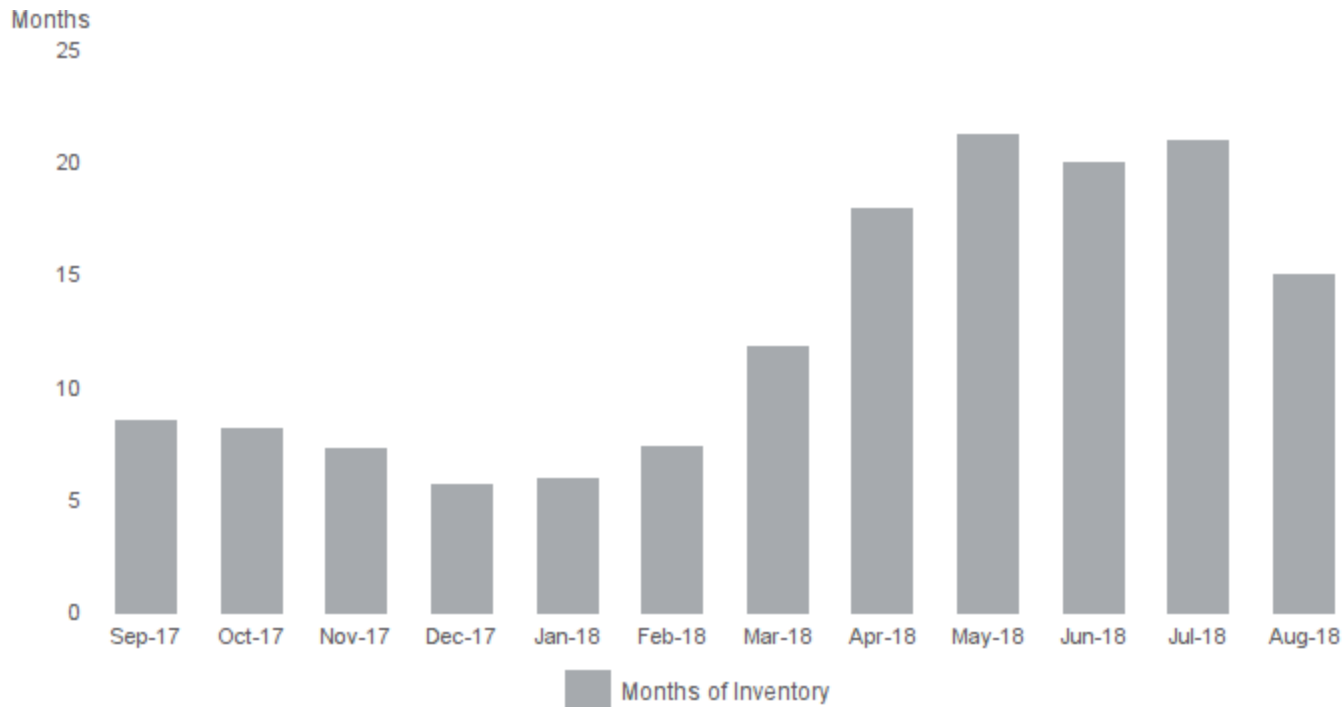
Asking Price | the average asking price of sold properties

Sold Price | the average selling price

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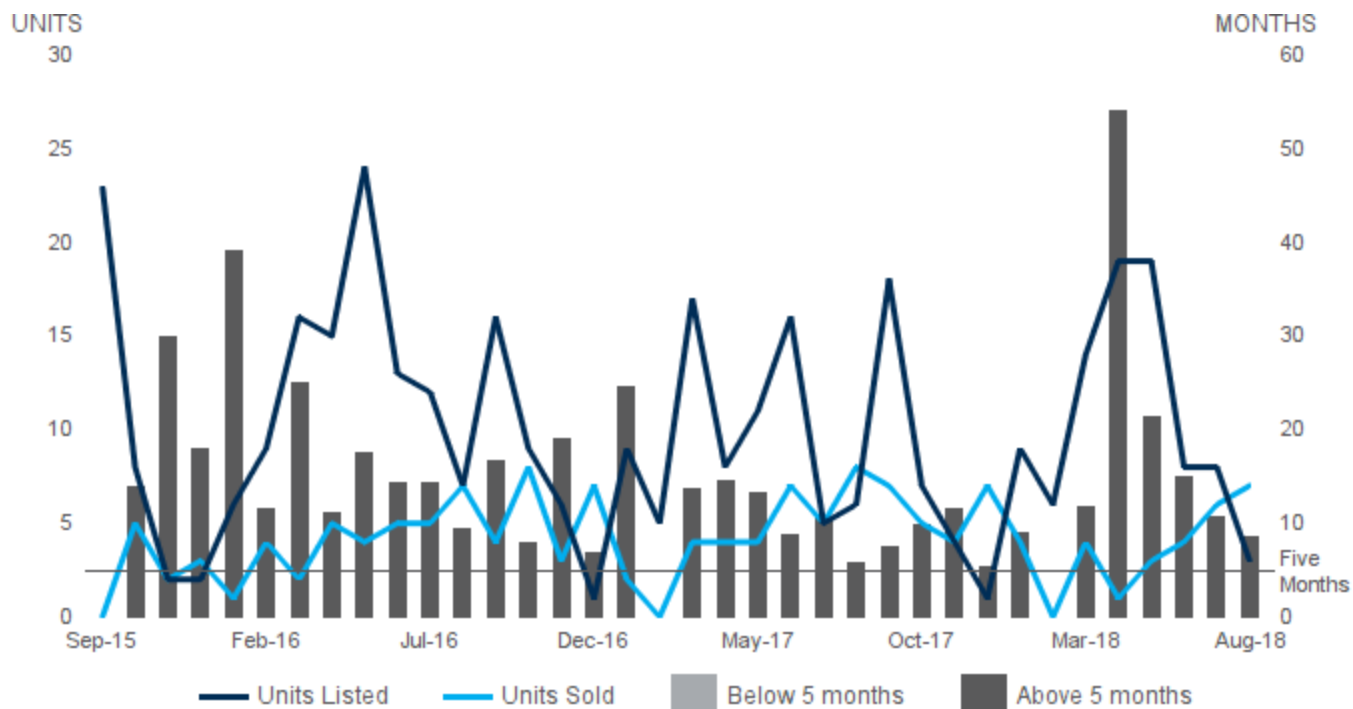
ABSORPTION RATE

August 2018 | All Property Types (SFH & Condos/Townhomes) [?](#)



MONTHS SUPPLY OF INVENTORY

August 2018 | All Property Types (SFH & Condos/Townhomes) [?](#)



Absorption Rate | Looks at the past year's monthly supply of inventory. In a normal market there should be a 6 month supply. The higher the rate above 6 the more aggressive a seller has to be with the competition; price and having a picture perfect property.

Months Supply of Inventory | Properties for sale divided by number of properties sold.

Units Listed | Number of properties listed for sale at the end of month.

Units Sold | Number of properties sold.



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