

HARDING TWP

MORRIS COUNTY

MONTHLY AREA REPORT

JULY 2018

ALL PROPERTY TYPES (SFH & CONDOS/TOWNHOMES)



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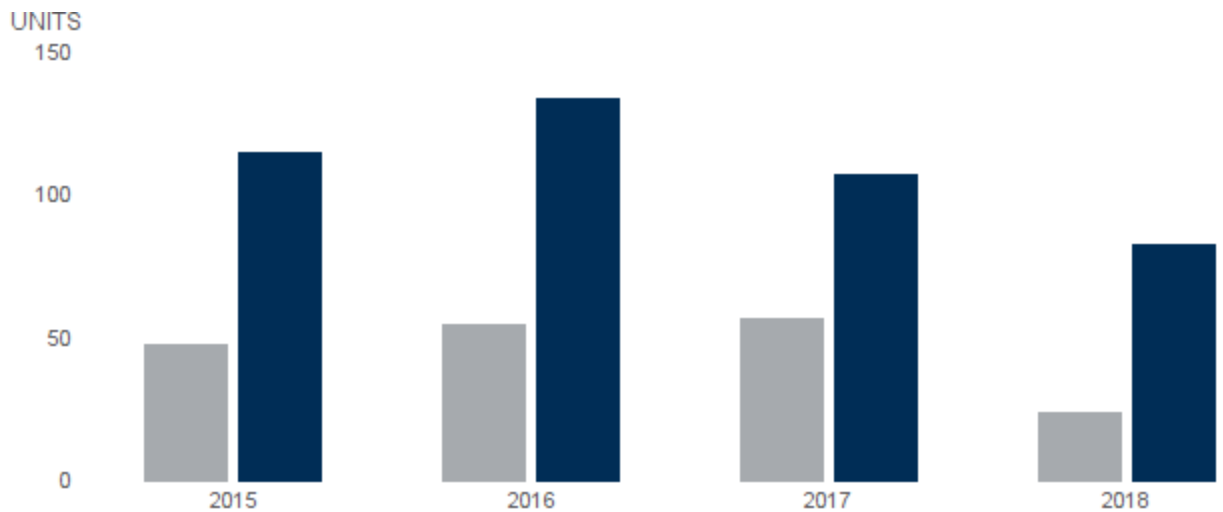
MARKET SUMMARY

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

Market Summary	Month to Date			Year to Date		
	July 2018	July 2017	Percent Change	Year-To-Date 2018	Year-To-Date 2017	Percent Change
New Listings	8	5	60% ▲	83	71	16.9% ▲
Sold Listings	6	5	20% ▲	22	26	-15.38% ▼
Median Listing Price	\$1,162,500	\$1,555,000	-25.24% ▼	\$1,170,000	\$1,237,000	-5.42% ▼
Median Selling Price	\$1,017,500	\$1,475,000	-31.02% ▼	\$1,107,500	\$1,162,500	-4.73% ▼
Median Days on Market	39	50	-22% ▼	49	57	-14.04% ▼
List/Sell Price Ratio	83.7%	94.8%	-11.74% ▼	91%	95%	-4.17% ▼
Average Listing Price	\$1,983,333	\$1,660,800	19.42% ▲	\$1,626,940	\$1,549,807	4.98% ▲
Average Selling Price	\$1,250,833	\$1,556,000	-19.61% ▼	\$1,342,250	\$1,459,823	-8.05% ▼
Average Days on Market	47	110	-57.27% ▼	83	97	-14.43% ▼

SOLD AND NEW PROPERTIES (UNITS)

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



■ Sold Properties	48	55	57	24
■ New Properties	115	134	107	83
Sold Volume	\$58.52M	\$66.52M	\$79.09M	\$32.68M
Listing Volume	\$220.68M	\$254.01M	\$272.94M	\$193.85M
Median Sale Price	\$1.02M	\$945K	\$1.16M	\$1.22M

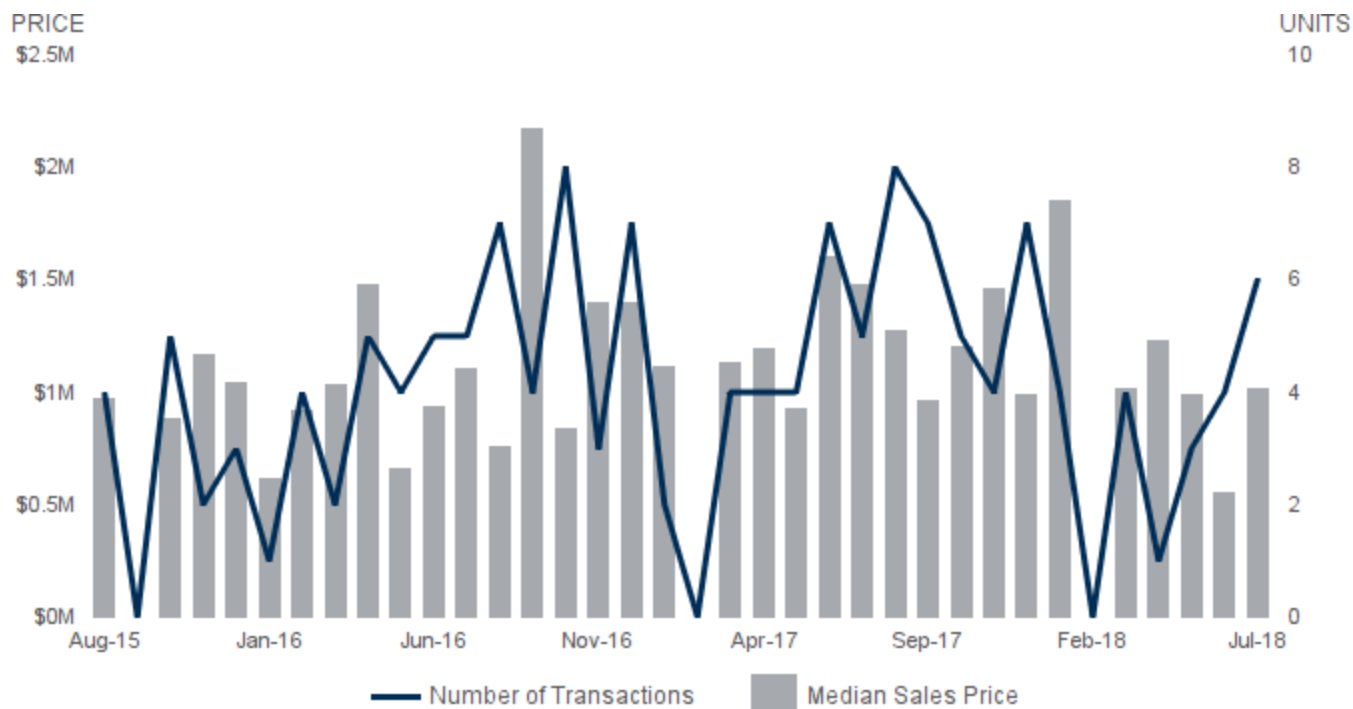
Sold Properties | Number of properties sold during the year

New Properties | Number of properties listed during the year.

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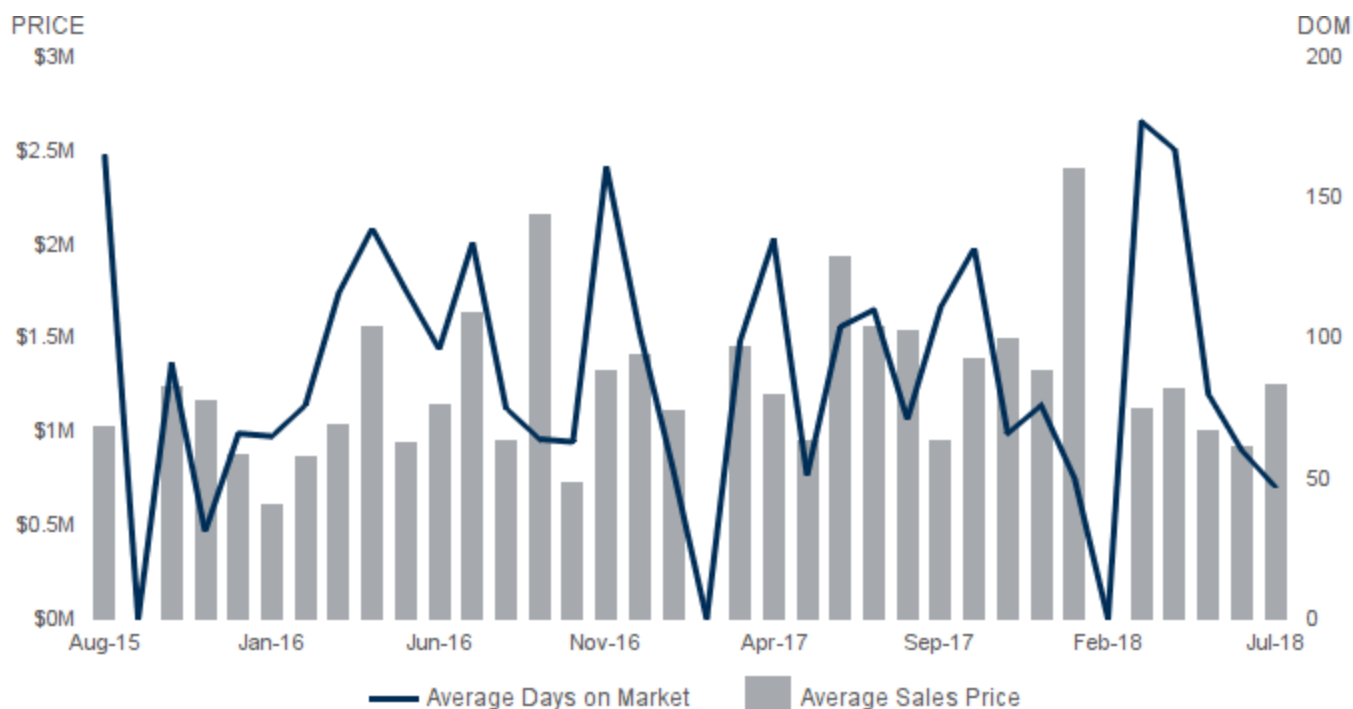
MEDIAN SALES PRICE AND NUMBER OF SALES

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



AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

July 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.

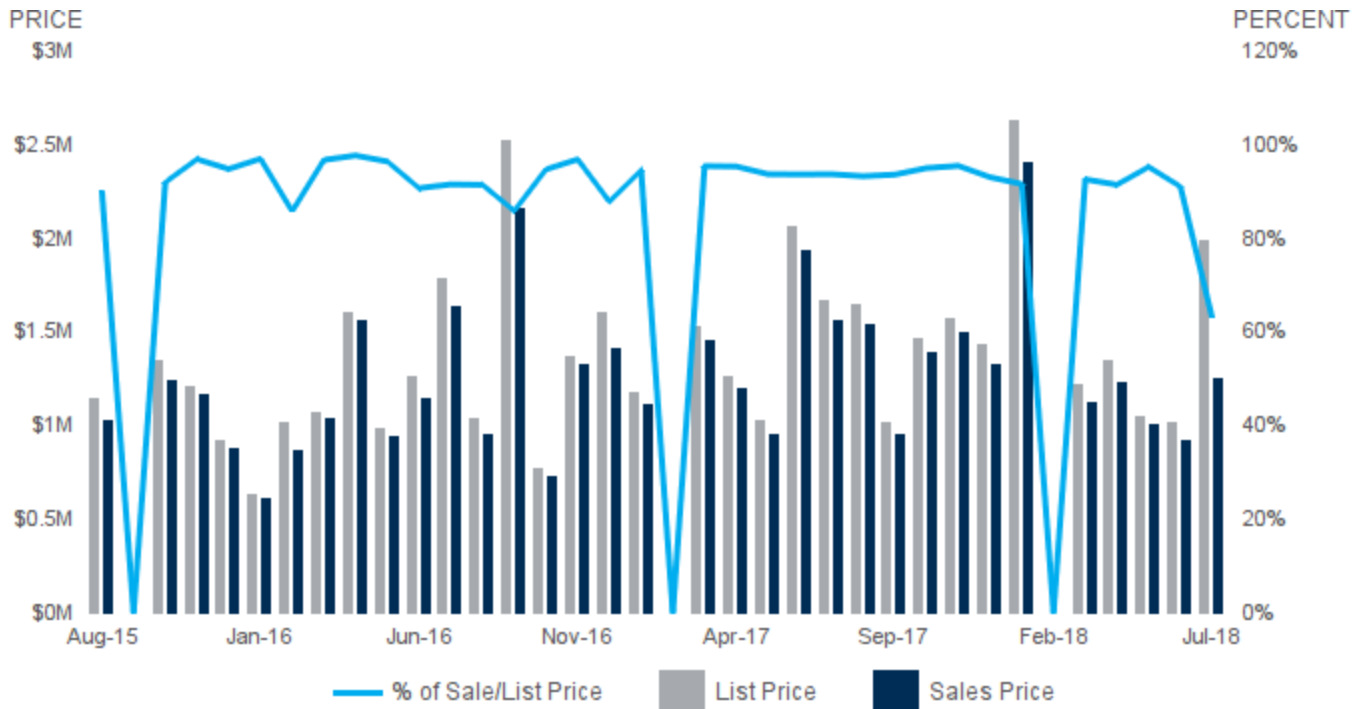
Average Sales Price | Average sales price for all properties sold.

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

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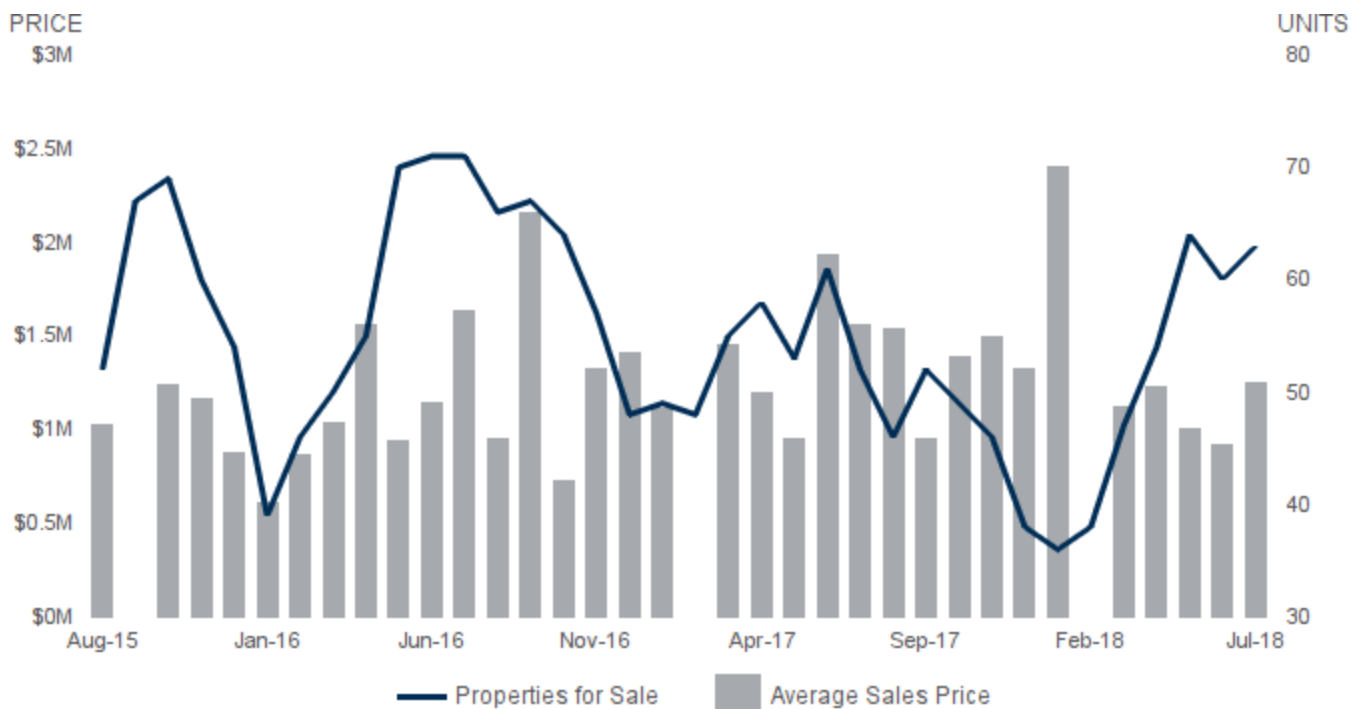
SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

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



AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

July 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.

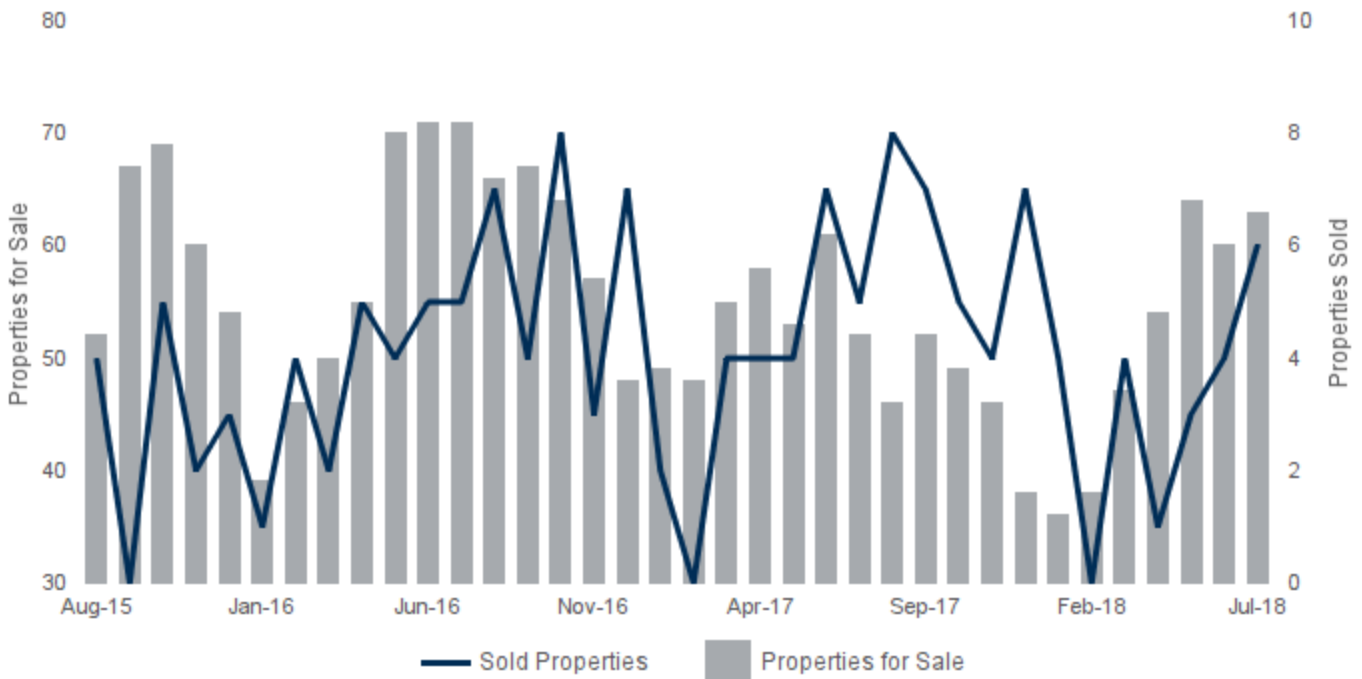
Average Sales Price | Average sales price for all properties sold.

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

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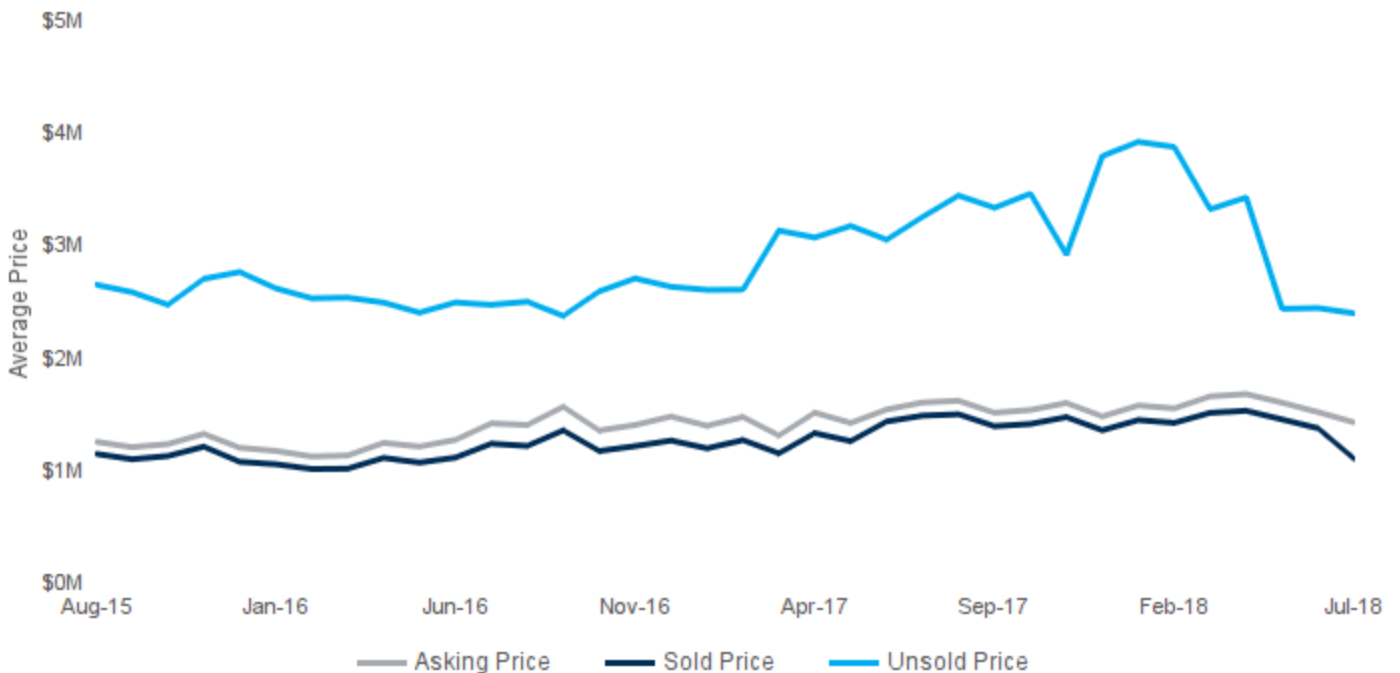
PROPERTIES FOR SALE AND SOLD PROPERTIES

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



AVERAGE ASKING/SOLD/UNSOLD PRICE

July 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

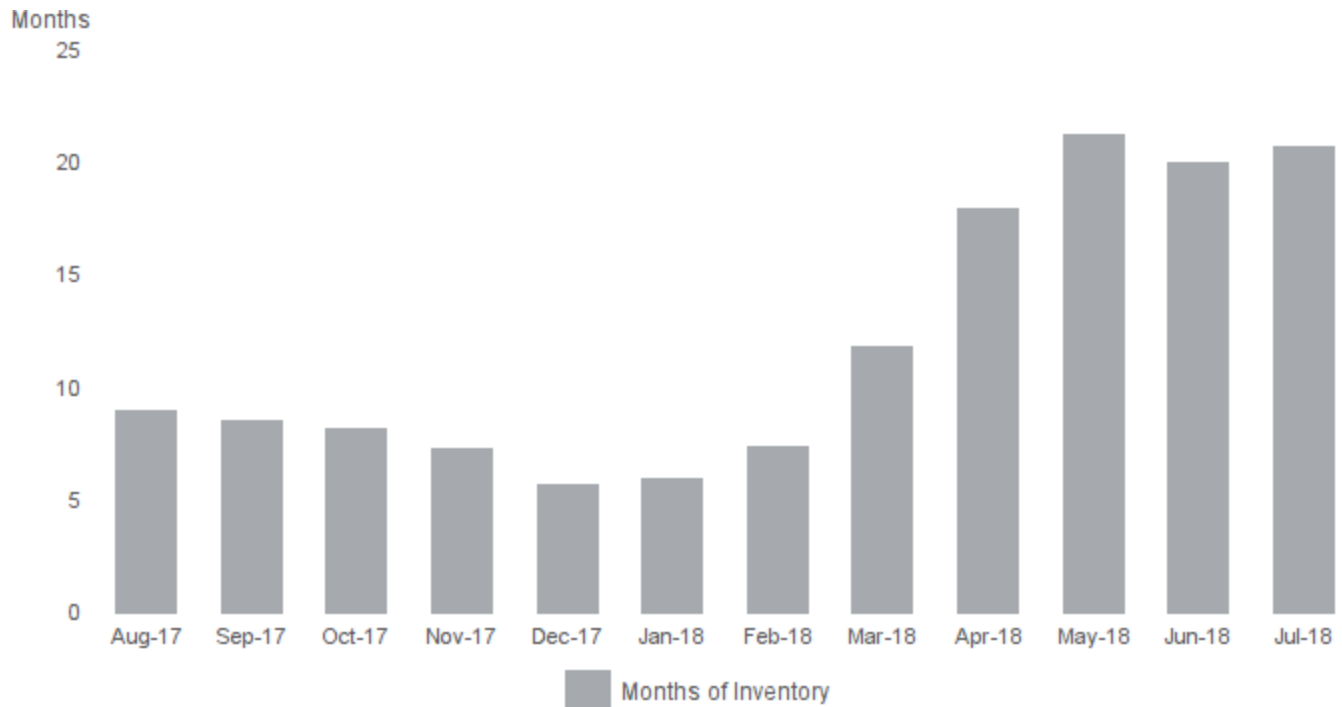
Asking Price | the average asking price of sold properties

Sold Price | the average selling price

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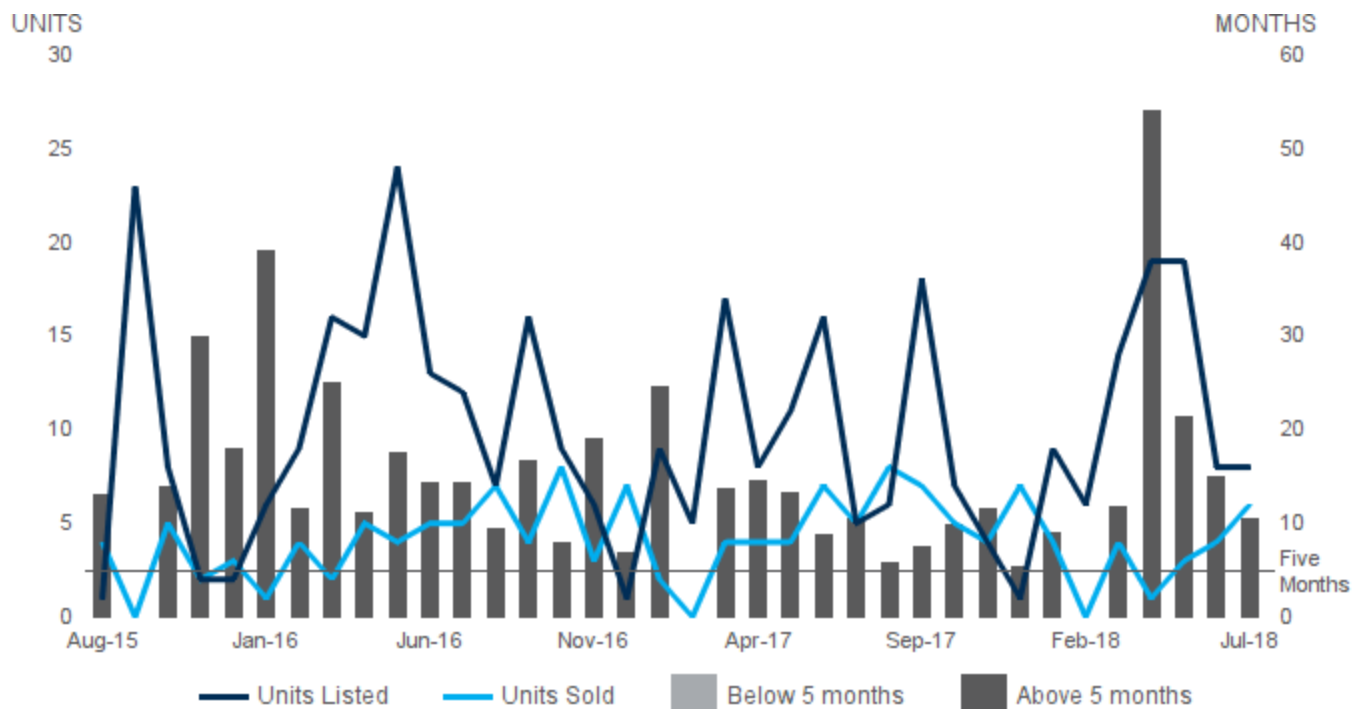
ABSORPTION RATE

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



MONTHS SUPPLY OF INVENTORY

July 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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