

HARDING TWP

MORRIS COUNTY

MONTHLY AREA REPORT

SEPTEMBER 2018

ALL PROPERTY TYPES (SFH & CONDOS/TOWNHOMES)



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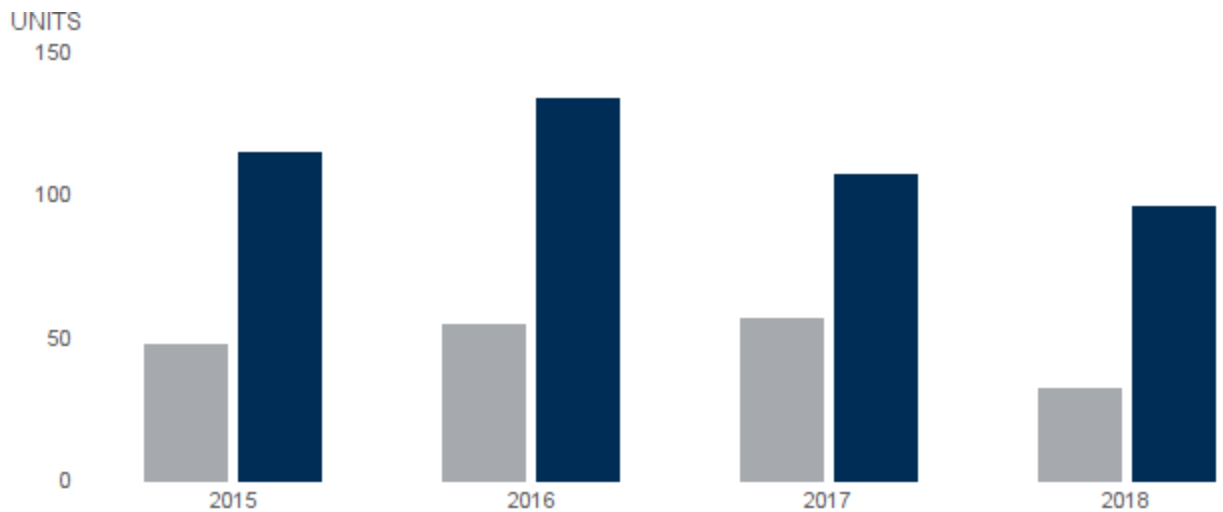
MARKET SUMMARY

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

Market Summary	Month to Date			Year to Date		
	September 2018	September 2017	Percent Change	Year-To-Date 2018	Year-To-Date 2017	Percent Change
New Listings	8	18	-55.56% ↓	94	95	-1.05% ↓
Sold Listings	2	7	-71.43% ↓	32	41	-21.95% ↓
Median Listing Price	\$1,487,499	\$998,000	49.05% ↑	\$1,347,500	\$1,185,000	13.71% ↑
Median Selling Price	\$1,390,000	\$965,000	44.04% ↑	\$1,232,500	\$1,050,000	17.38% ↑
Median Days on Market	68	70	-2.86% ↓	67	59	13.56% ↑
List/Sell Price Ratio	96.5%	94.7%	1.89% ↑	91.8%	94.6%	-2.98% ↓
Average Listing Price	\$1,487,499	\$1,011,285	47.09% ↑	\$1,669,115	\$1,476,634	13.04% ↑
Average Selling Price	\$1,390,000	\$946,642	46.83% ↑	\$1,438,777	\$1,386,924	3.74% ↑
Average Days on Market	68	111	-38.74% ↓	97	94	3.19% ↑

SOLD AND NEW PROPERTIES (UNITS)

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



Sold Properties	48	55	57	32
New Properties	115	134	107	96
Sold Volume	\$58.52M	\$66.52M	\$79.09M	\$46.04M
Listing Volume	\$220.68M	\$254.01M	\$272.54M	\$208.80M
Median Sale Price	\$1.02M	\$945K	\$1.16M	\$1.23M

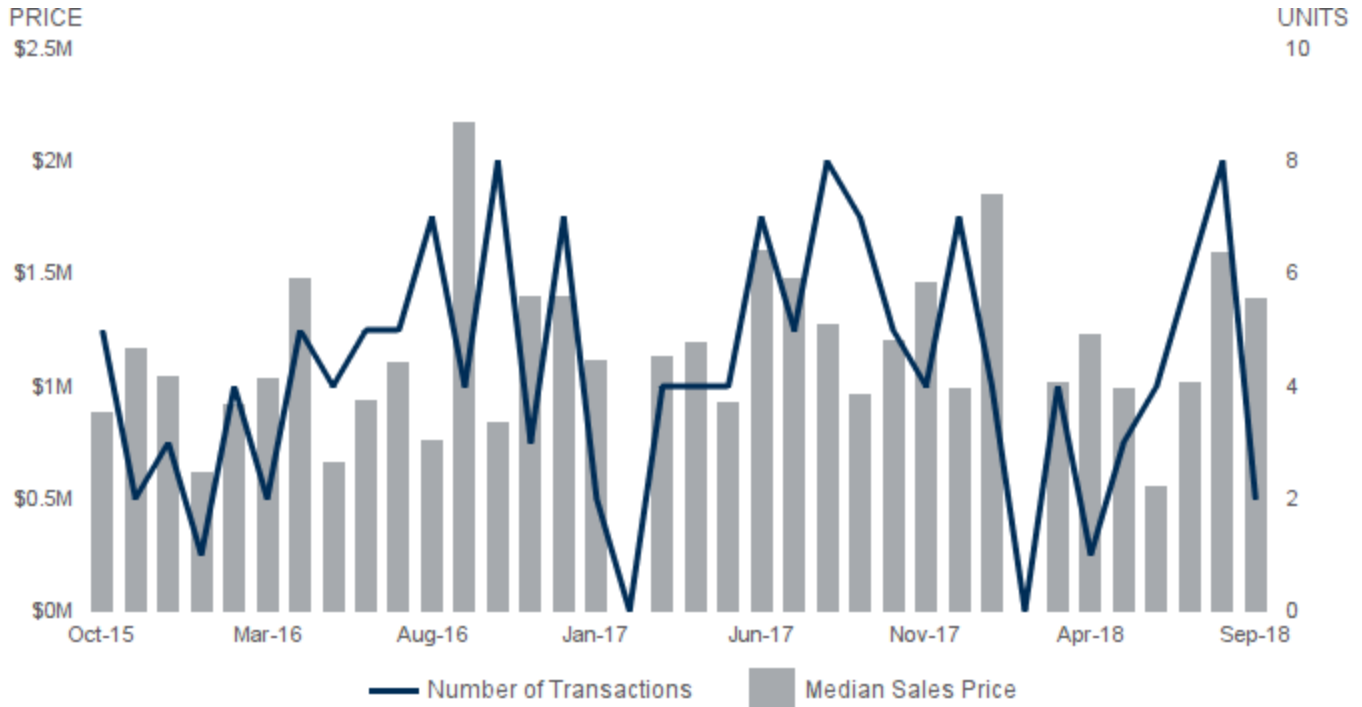
Sold Properties | Number of properties sold during the year

New Properties | Number of properties listed during the year.

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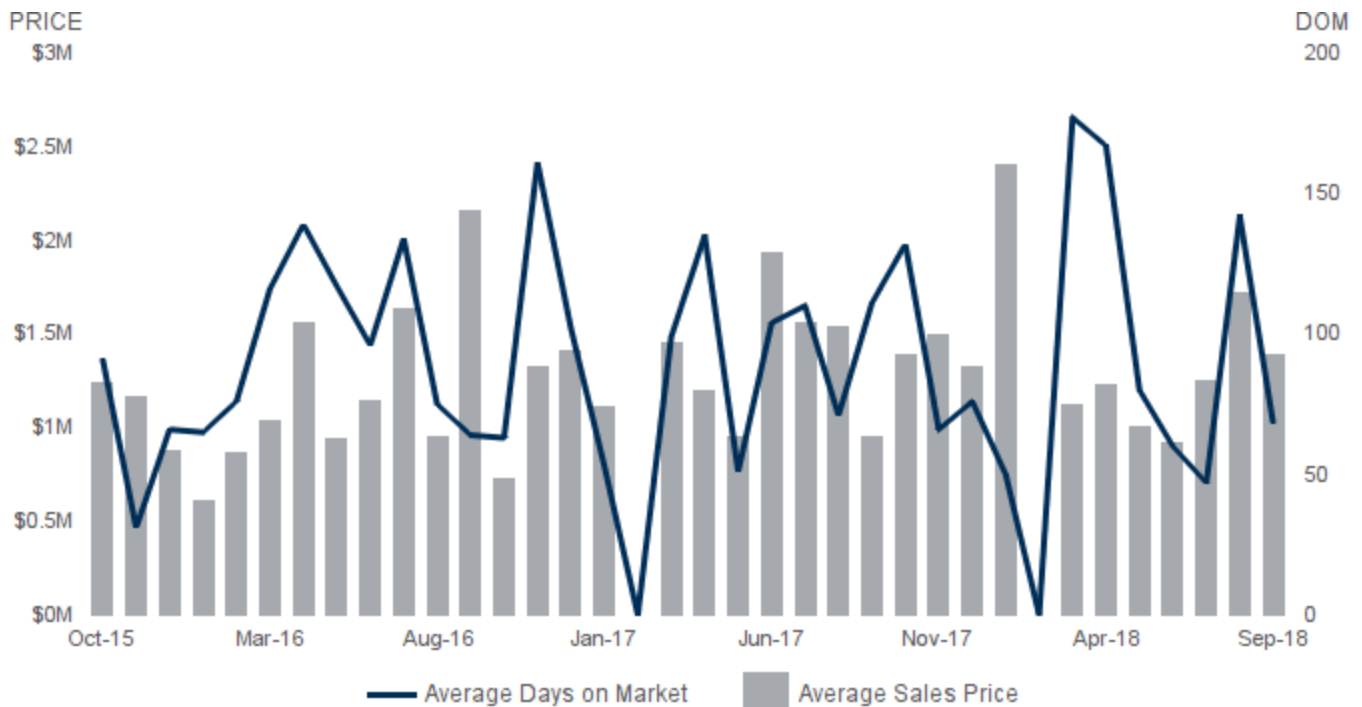
MEDIAN SALES PRICE AND NUMBER OF SALES

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



AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

September 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.

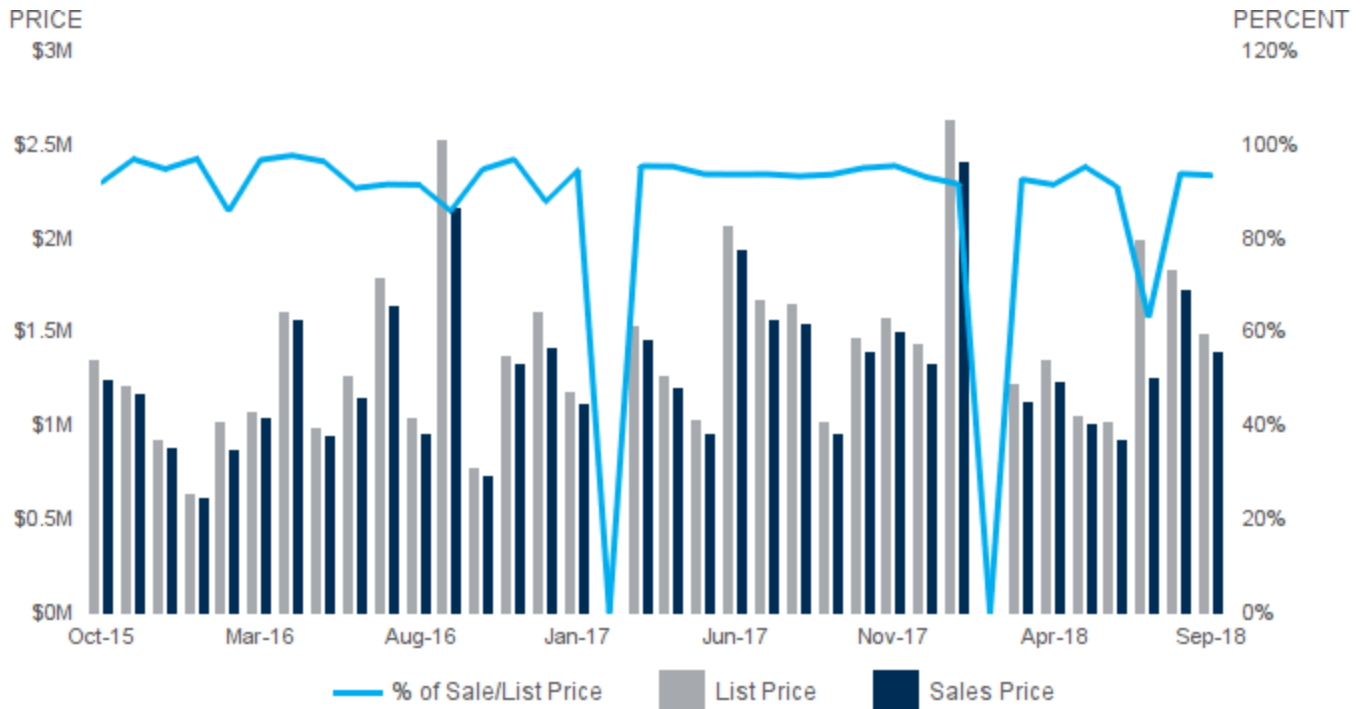
Average Sales Price | Average sales price for all properties sold.

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

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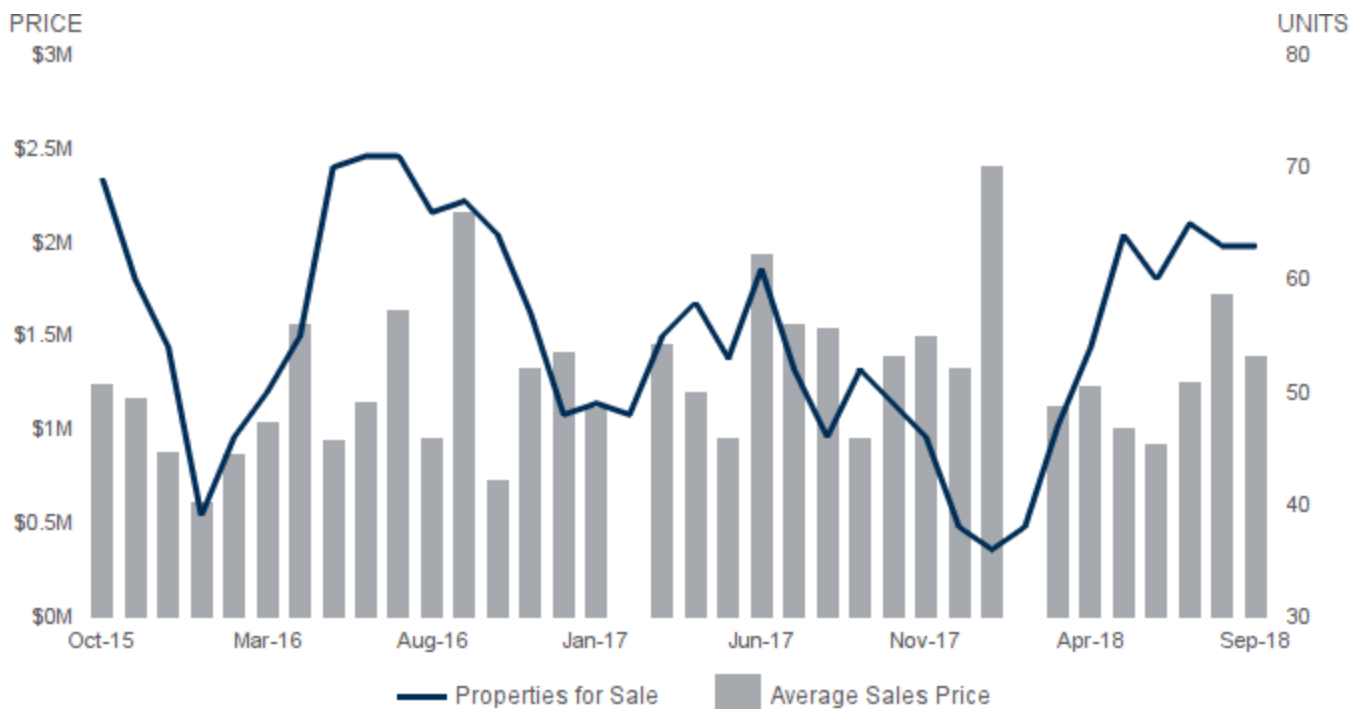
SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

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



AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

September 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.

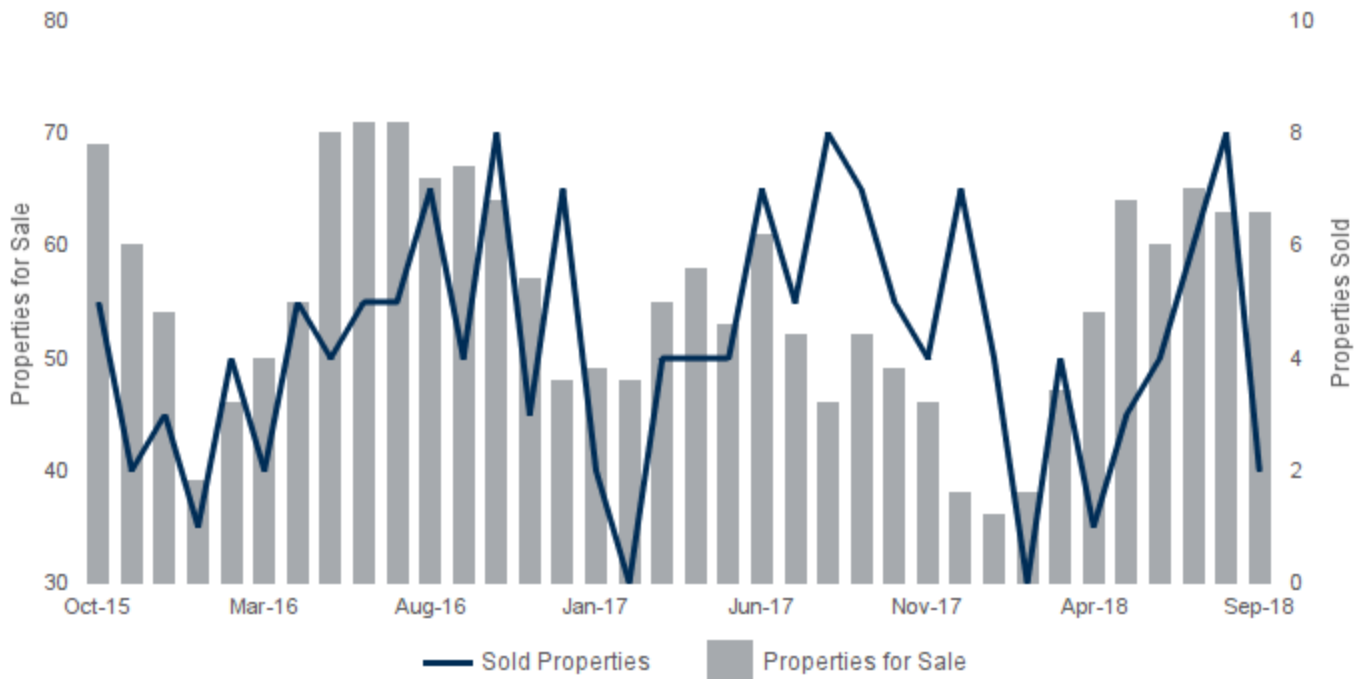
Average Sales Price | Average sales price for all properties sold.

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

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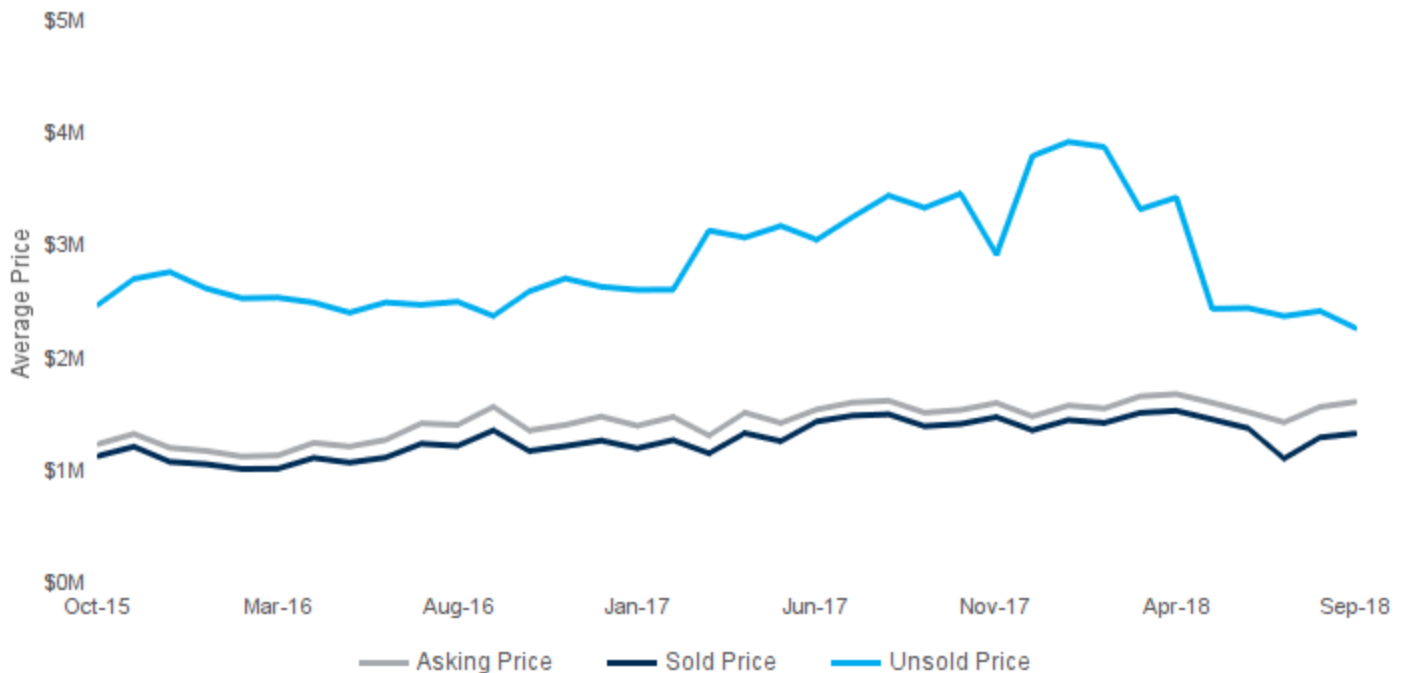
PROPERTIES FOR SALE AND SOLD PROPERTIES

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



AVERAGE ASKING/SOLD/UNSOLD PRICE

September 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

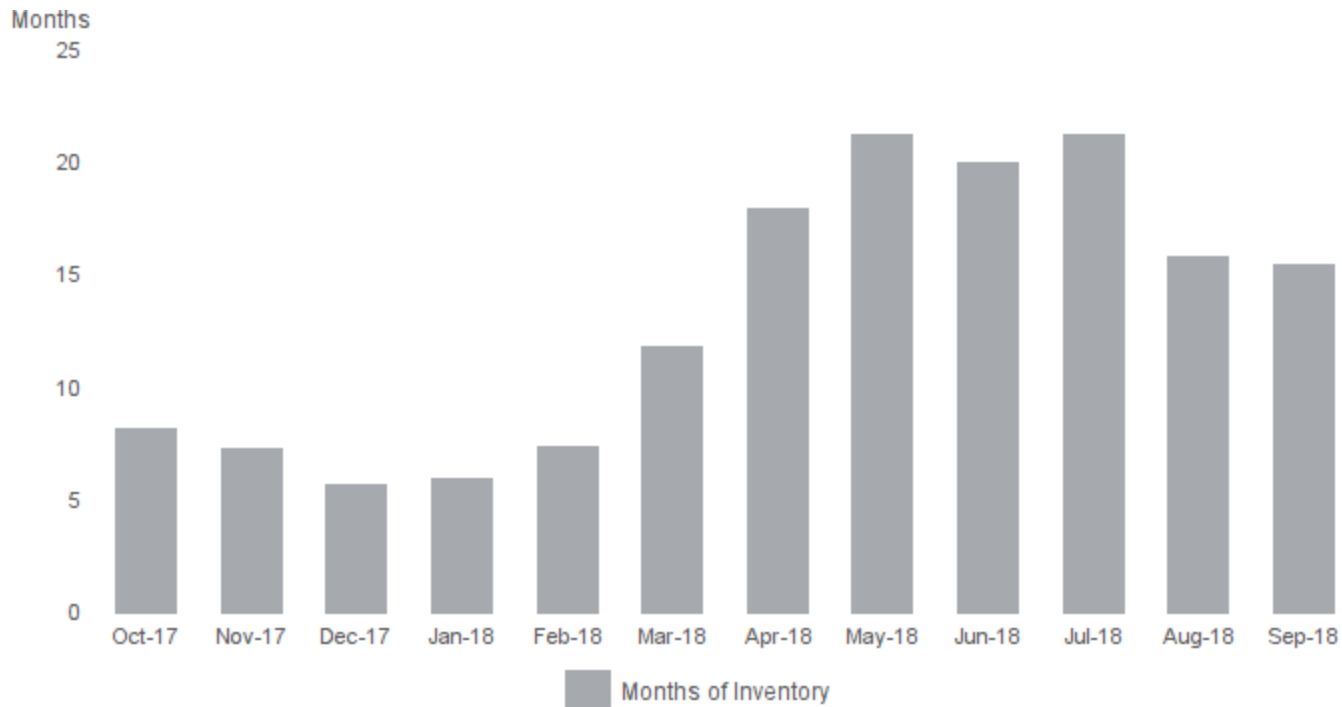
Asking Price | the average asking price of sold properties

Sold Price | the average selling price

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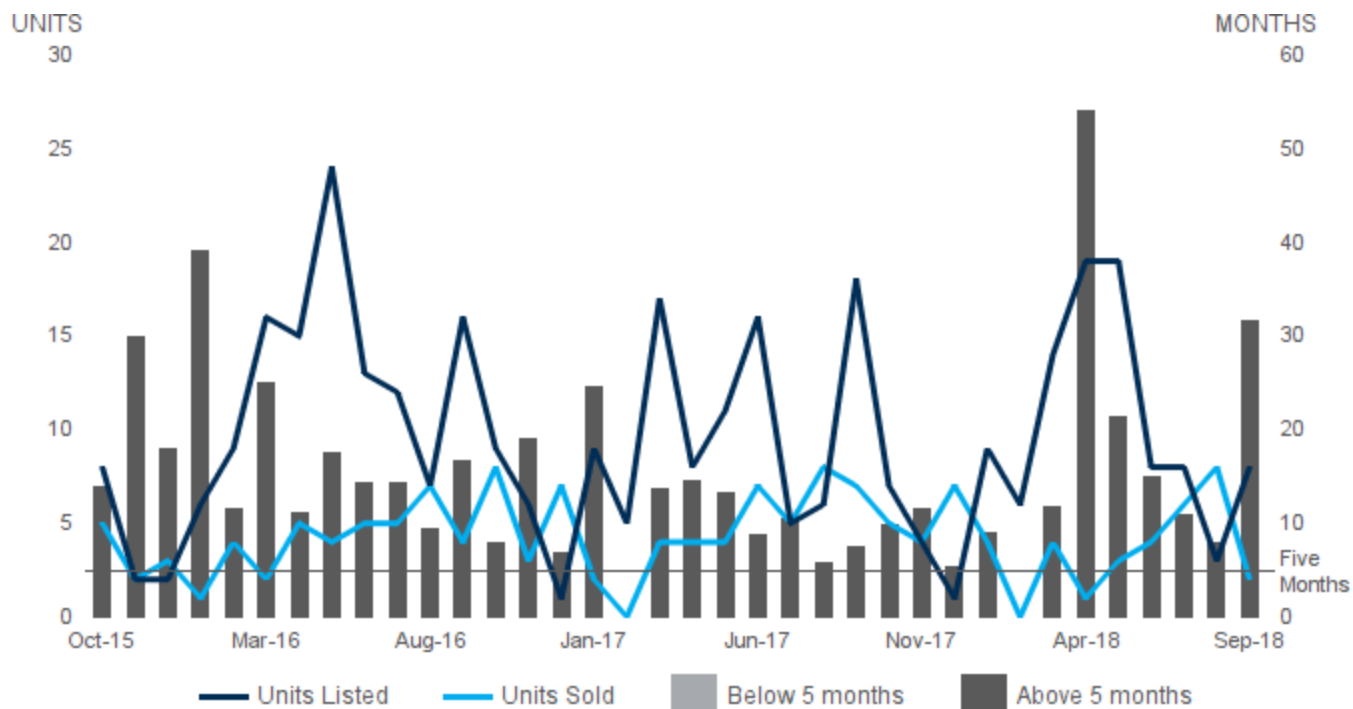
ABSORPTION RATE

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



MONTHS SUPPLY OF INVENTORY

September 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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