

HARDING 2022 SALES

Sales Comparison - Harding

	<u>2021</u>	<u>2022</u>	<u>Change</u>
New Listings	115	67	-41.74%
Sold Listings	76	61	-19.74%
Average Sale Price	\$1,171,309	\$1,782,399	4.22%
Average Days on Market	59	75	27.12%
List Price / Sale Price	97.30%	96.50%	-.078%

ADDRESS	LIST PRICE	BED	BATH	SALE PRICE	DOM
4 Ash Ln*	\$ 449,000	3	2.1	\$ 540,000	12
11 Beech Ln*	\$ 490,000	2	2	\$ 490,000	17
14 Village Rd*	\$ 525,000	3	1.1	\$ 375,000	8
4 Poplar Ln*	\$ 550,000	2	3.1	\$ 525,000	44
10 Hemlock Ln*	\$ 550,000	2	2.1	\$ 600,000	14
7 Village Rd*	\$ 575,000	3	1	\$ 605,000	16
32 Village Rd*	\$ 599,900	3	1.1	\$ 570,000	83
11 Glen Alpin Rd*	\$ 629,000	2	1	\$ 534,104	81
7 Cypress Cir*	\$ 650,000	2	2.1	\$ 599,000	67
6 Blue Mill Rd*	\$ 695,000	3	1.1	\$ 665,000	51
496 Mount Kemble Ave*	\$ 725,000	5	3	\$ 669,000	72
167 Sand Spring Rd*	\$ 775,000	3	2	\$ 750,000	9
30 Tiger Lily Ln*	\$ 825,000	3	2.1	\$ 825,000	13
21 Primrose Trl*	\$ 885,000	3	3	\$ 817,500	41



Debbie Woerner



#1 Small Team, Coldwell Banker Realty | Global Luxury Specialist
*Based on GSIMLS market data for the time period 2020
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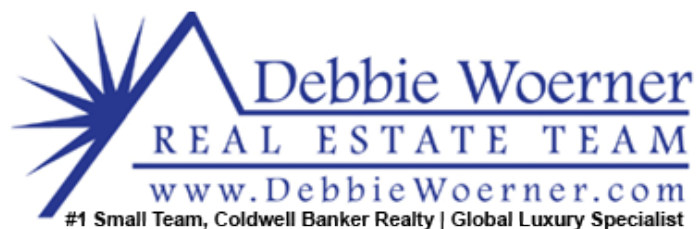
Phone: 973-500-3032
 debbie@debbiewoerner.com

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3 Bockoven Ln*	\$ 985,000	4	2.1	\$ 1,120,000	8
3 Lake Trl*	\$ 998,000	3	3.1	\$ 1,150,000	20
16 Stark Dr*	\$ 999,900	5	5	\$ 955,000	87
4 Military Hill Drive	\$ 1,095,000	4	3.1	\$ 999,000	22
105 Colonial Dr*	\$ 1,100,000	4	2.1	\$ 1,030,000	59
20 Peachcroft Rd*	\$ 1,195,000	4	3	\$ 1,250,000	3
54 Post House Rd*	\$ 1,229,999	5	4	\$ 1,150,000	64
1 One Bridge Ct*	\$ 1,250,000	6	4	\$ 1,162,500	39
118 Pleasantville Rd*	\$ 1,295,000	4	2.1	\$ 1,235,000	26
25 Post House Rd*	\$ 1,300,000	4	3.1	\$ 1,265,000	19
91 Youngs Rd*	\$ 1,300,000	3	3	\$ 1,475,000	10
30 Blackwell Ave*	\$ 1,399,000	4	3.1	\$ 1,465,000	13
72 Lake Trl*	\$ 1,479,000	3	4.1	\$ 1,300,000	14
528 Tempe Wick Rd*	\$ 1,495,000	5	4.1	\$ 1,415,000	116
54 Millbrook Rd*	\$ 1,650,000	4	4	\$ 1,540,000	156
41 Post House Rd*	\$ 1,675,000	6	4.1	\$ 1,750,000	8
2 Country Dr*	\$ 1,695,000	5	4.2	\$ 1,637,500	22
131 Pleasantville Rd*	\$ 1,750,000	7	7	\$ 1,475,000	83
58 Baileys Mill Rd*	\$ 1,776,000	4	4.2	\$ 1,580,000	248
2 Fawn Hill Dr*	\$ 1,789,000	6	4.2	\$ 1,789,000	42
537 James St*	\$ 1,895,000	4	5.1	\$ 1,700,000	190
140 Lees Hill Rd	\$ 1,895,000	4	3.2	\$ 1,700,000	41
12 Fawn Hill Dr*	\$ 1,925,000	6	3.2	\$ 1,750,000	79
622 Van Beuren Rd*	\$ 1,975,000	4	5.1	\$ 1,900,000	275
86 Sand Spring Rd*	\$ 2,150,000	4	3.1	\$ 2,275,000	15
19 Country Dr*	\$ 2,450,000	5	7.2	\$ 2,210,000	182



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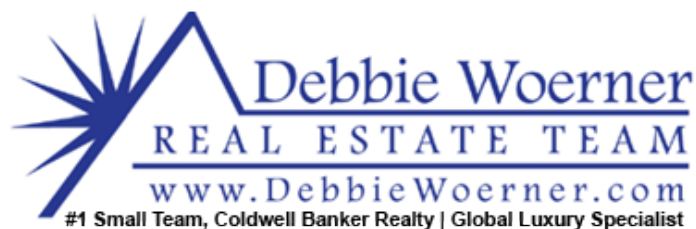
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37 Morgan Dr	\$ 2,460,000	6	5.1	\$ 2,325,000	244
25 Morgan Drive	\$ 2,495,000	5	6.3	\$ 2,532,000	60
15 Welsh Ln*	\$ 2,499,000	5	7.1	\$ 2,167,000	217
33 Baileys Mill Rd*	\$ 2,650,000	6	6.1	\$ 2,725,000	15
0 Millbrook Rd*	\$ 2,900,000	5	6.2	\$ 2,900,000	173
2 Sheepfield Farms Dr*	\$ 2,950,000	5	4.1	\$ 3,100,000	14
42 Kitchell Rd*	\$ 2,998,000	8	5.1	\$ 2,831,250	112
235 Lees Hill Rd*	\$ 3,090,000	5	5.1	\$ 2,800,000	168
93 PLEASANTVILLE RD*	\$ 3,295,000	6	6.1	\$ 3,233,500	115
56 Village Rd*	\$ 3,495,000	5	4.2	\$ 3,400,000	14
21 Kennedy Ln*	\$ 3,595,000	6	5.2	\$ 3,350,000	82
146 Village Rd*	\$ 3,650,000	6	7.2	\$ 2,700,000	58
1 Holly Hill Lane	\$ 3,695,000	6	4.2	\$ 3,475,000	73
1 Sycamore Farm*	\$ 3,800,000	5	6.2	\$ 3,800,000	10
75 Sand Spring Rd*	\$ 4,300,000	7	9.2	\$ 4,350,000	39
121 Lees Hill Rd*	\$ 4,995,000	6	6.3	\$ 4,995,000	372
7 Cherry Lane	\$ 5,300,000	5	5.2	\$ 4,800,000	386



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