

Harding Twp April 2009 Market Activity

# No Closed Sales for April 2009

Average Days on Market	
Average List Price	
Average Sales Price	
% of List Price to Sales Price	
Sales Price to Assessed Value Ratio	
# of Units for the Month	0

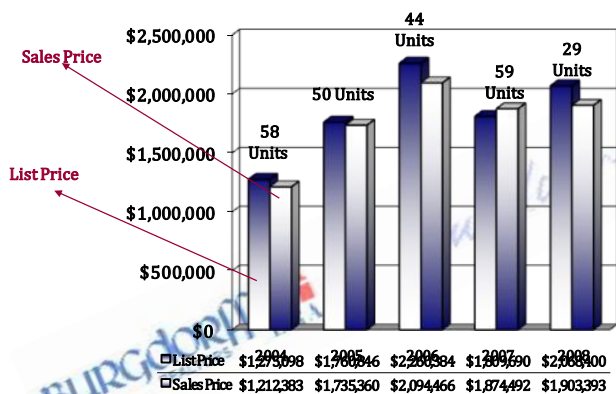
**FLASHBACK!!!!**  
**Harding Twp April 2008 YTD:**  
**AVG YTD Sales Price: \$ 1,959,167**  
**DOM: 96**  
**#Units YTD: 34**

**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	No Closed Sales									\$2,252,000
Average Sales Price	\$717,500	\$3,250,000	\$1,758,333	No Closed Sales									\$1,848,500
Days on Market	49	1	175	No Closed Sales									115
% of List Price to Sales Price	93.30%	83.87%	82.89%	No Closed Sales									85.17%
Sales Price to Assessed Value	1.75	0.87	0.99	No Closed Sales									1.15
# Units Sold	1	1	3	No Closed Sales									5

**Harding Township Market Averages 2004-2008**

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

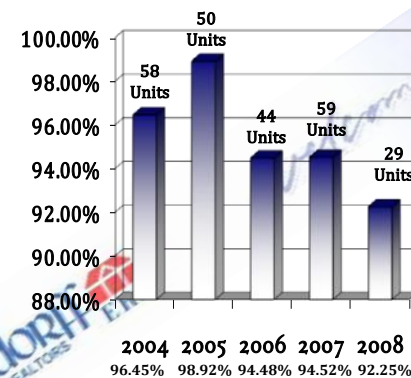


Sales Price to Assessed Value Ratio

2004	1.33
2005	1.50
2006	1.77
2007	1.47
2008	1.36

**Harding Township Market Averages 2004-2008**

PERCENTAGE OF LIST PRICE TO SALES PRICE



Average Days on Market

2004	89
2005	84
2006	85
2007	97
2008	127

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

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