

New Providence

March 2017 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	25 Murray Hill Square	OneFloor	2	2.0	14	\$349,999	\$349,999	\$355,000	101.43%	\$150,000	2.37
2	14 Holmes Oval	Colonial	2	1.0	57	\$400,000	\$400,000	\$412,500	103.13%	\$233,600	1.77
3	31 Osborne Avenue	Custom	4	2.1	218	\$579,999	\$525,000	\$475,000	90.48%	\$299,900	1.58
4	21 Murray Hill Manor	TwnIntUn	2	2.1	145	\$599,000	\$599,000	\$580,000	96.83%	\$286,600	2.02
5	23 4TH Street	CapeCod	4	3.0	77	\$615,000	\$595,000	\$580,000	97.48%	\$271,500	2.14
6	76 W 4th Street	Split Level	3	2.0	10	\$565,000	\$565,000	\$582,000	103.01%	\$224,700	2.59
7	46 Ridge Drive	Split Level	3	1.2	79	\$619,900	\$609,000	\$587,500	96.47%	\$261,400	2.25
8	111 Colchester Road	Ranch	4	3.0	132	\$749,000	\$735,000	\$715,000	97.28%	\$387,600	1.84
9	25 Hickory Place	Split Level	4	2.1	13	\$729,000	\$729,000	\$766,000	105.08%	\$328,900	2.33
10	32 Verona Road	Colonial	4	2.1	89	\$899,000	\$899,000	\$880,000	97.89%		
AVERAGE					83	\$610,590	\$600,600	\$593,300	98.91%		2.10

"ACTIVE" Listings in New Providence

Number of Units: **37**
 Average List Price: **\$780,143**
 Average Days on Market: **43**

"UNDER CONTRACT" Listings in New Providence

Number of Units: **32**
 Average List Price: **\$667,663**
 Average Days on Market: **37**

New Providence 2017 Year to Date Market Trends

	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	65	195	83										97
List Price	\$663,400	\$473,000	\$600,600										\$596,778
Sales Price	\$669,800	\$456,500	\$593,300										\$591,750
Sales Price as a % of List Price	100.61%	96.03%	98.91%										98.90%
Sales Price to Assessed Value	2.11	2.02	2.10										2.09
# Units Sold	5	3	10										18
Active Listings	19	34	37										30
Under Contracts	14	20	32										22

Flashback! YTD 2016 vs YTD 2017

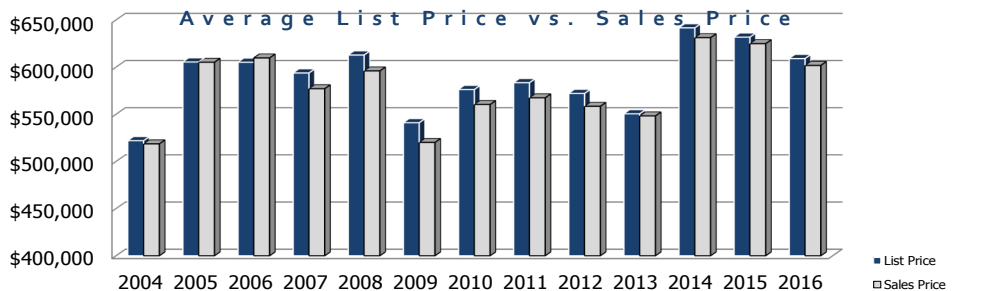
	2016	2017	% Change
Days on Market	70	97	38.51%
Sales Price	\$615,400	\$591,750	-3.84%
Assessed Value to Sales Price	2.02	2.09	3.27%

Prominent
Properties

Sotheby's
INTERNATIONAL REALTY

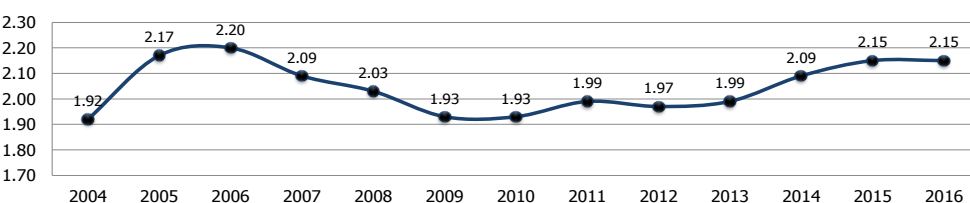
	2016	2017	% Change
# Units Sold	20	18	-10.00%
Active Listings	35	37	5.71%
Under Contracts	37	32	-13.51%

New Providence Yearly Market Trends

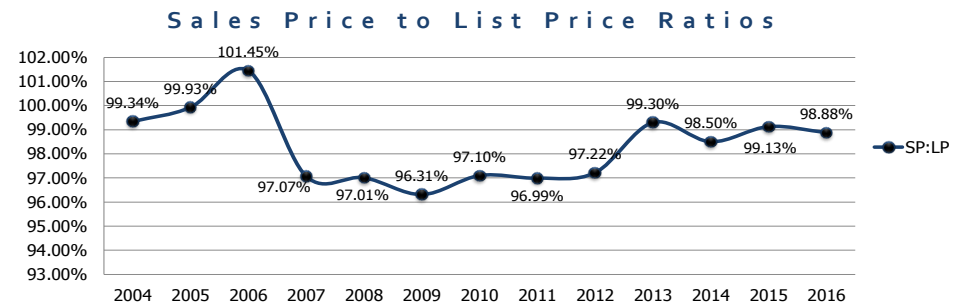


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
LP	\$521,966	\$605,409	\$605,135	\$593,767	\$612,767	\$541,011	\$576,237	\$583,442	\$572,058	\$550,452	\$641,578	\$631,763	\$609,016
SP	\$518,622	\$605,152	\$609,698	\$577,094	\$595,956	\$520,133	\$560,350	\$567,434	\$558,436	\$548,261	\$631,192	\$624,885	\$601,776

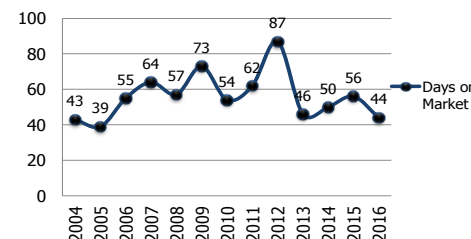
Sales Price to Assessed Value Ratio



New Providence Yearly Market Trends



Average Days on Market



Number of Units Sold

