

New Providence

August 2017 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	24 Pearl Street	Ranch	3	1.1	49	\$424,900	\$399,000	\$335,000	83.96%	\$188,400	1.78
2	407 Elkwood Avenue	CapeCod	3	1.0	85	\$455,000	\$449,000	\$437,500	97.44%	\$186,900	2.34
3	328 Elkwood Avenue	CapeCod	4	2.0	162	\$485,000	\$469,900	\$447,500	95.23%	\$237,100	1.89
4	151 Pearl Street	FixrUppr	5	2.0	149	\$495,000	\$495,000	\$450,000	90.91%	\$227,400	1.98
5	12 Wilbur Street	Colonial	3	2.1	54	\$549,999	\$499,999	\$485,000	97.00%	\$259,700	1.87
6	35 Badgley Drive	RanchRas	4	2.1	48	\$550,000	\$530,000	\$525,000	99.06%	\$263,400	1.99
7	19 Murray Hill Square	Colonial	2	2.2	37	\$545,000	\$545,000	\$540,000	99.08%	\$276,900	1.95
8	21 Mee Lane	Split Level	3	2.1	9	\$549,000	\$549,000	\$567,000	103.28%	\$233,400	2.43
9	6 Murray Hill Manor	TwnIntUn	4	3.1	43	\$588,000	\$588,000	\$575,000	97.79%	\$289,600	1.99
10	139 The Fellsway	CapeCod	4	2.0	11	\$585,000	\$585,000	\$585,000	100.00%	\$216,800	2.70
11	10 Riverbend Court	TwnIntUn	3	3.0	0	\$629,000	\$629,000	\$605,000	96.18%		
12	15 Walton Avenue	Split Level	4	2.1	11	\$649,000	\$649,000	\$700,000	107.86%	\$242,100	2.89
13	82 Gallinson Drive	Split Level	4	3.1	43	\$788,000	\$699,000	\$700,000	100.14%	\$332,000	2.11
14	36 Fox Run	Split Level	4	2.1	57	\$799,000	\$719,000	\$715,000	99.44%	\$331,800	2.15
15	1561 Springfield Avenue	Custom	4	2.1	72	\$759,000	\$759,000	\$740,000	97.50%	\$264,300	2.80
16	24 Northview Road	Split Level	4	3.0	23	\$775,000	\$775,000	\$775,000	100.00%		
17	11 Sagamore Drive	Split Level	4	2.1	45	\$859,000	\$849,000	\$825,000	97.17%	\$378,900	2.18
18	24 Wellings Road	Colonial	5	3.0	11	\$899,000	\$899,000	\$899,000	100.00%	\$428,600	2.10
19	41 Brook Road	Colonial	5	3.1	260	\$969,000	\$969,000	\$925,000	95.46%		
20	88 Colchester Road	Colonial	4	3.1	34	\$1,059,000	\$1,059,000	\$1,020,000	96.32%	\$509,000	2.00
21	3 Aspen Court	Colonial	5	4.1	14	\$1,149,900	\$1,149,900	\$1,100,000	95.66%	\$419,900	2.62
22	80 Inwood Road	Custom	4	3.1	9	\$1,450,000	\$1,450,000	\$1,415,000	97.59%	\$491,100	2.88
AVERAGE					56	\$727,809	\$714,355	\$698,455	97.59%		2.24

"ACTIVE" Listings in New Providence

Number of Units: 37
 Average List Price: \$735,586
 Average Days on Market: 73

"UNDER CONTRACT" Listings in New Providence

Number of Units: 21
 Average List Price: \$748,274
 Average Days on Market: 53

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	50	29	23	36	56					47
List Price	\$663,400	\$473,000	\$600,600	\$588,989	\$684,049	\$677,371	\$671,348	\$714,355					\$665,096
Sales Price	\$669,800	\$456,500	\$593,300	\$587,267	\$690,594	\$672,457	\$675,628	\$698,455					\$662,464
Sales Price as a % of List Price	100.61%	96.03%	98.91%	99.36%	101.11%	99.76%	100.88%	97.59%					99.68%
Sales Price to Assessed Value	2.11	2.02	2.10	2.29	2.48	2.28	2.40	2.24					2.31
# Units Sold	5	3	10	9	22	21	25	22					117
Active Listings	19	34	37	42	42	38	37	33					35
Under Contracts	14	20	32	41	41	35	21	18					28

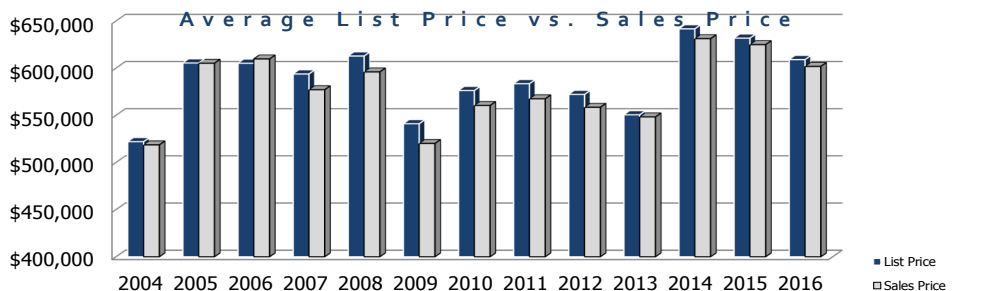
Flashback! YTD 2016 vs YTD 2017

YTD	2016	2017	% Change
Days on Market	45	47	3.15%
Sales Price	\$620,225	\$662,464	6.81%
Sales Price to Assessed Value	2.19	2.31	5.30%



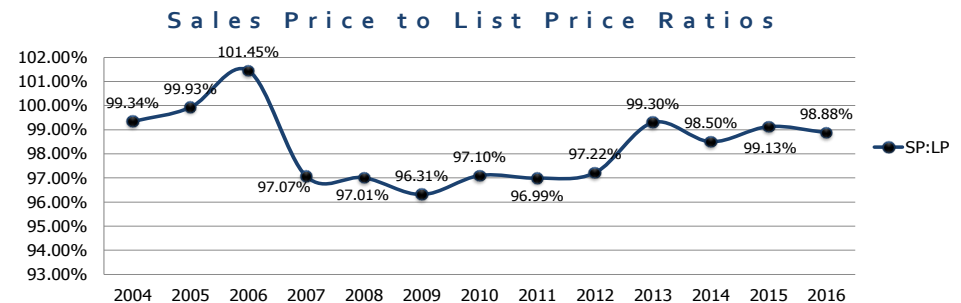
	2016	2017	% Change
# Units Sold	113	117	3.54%
Active Listings	32	33	3.13%
Under Contracts	24	18	-25.00%

New Providence Yearly Market Trends

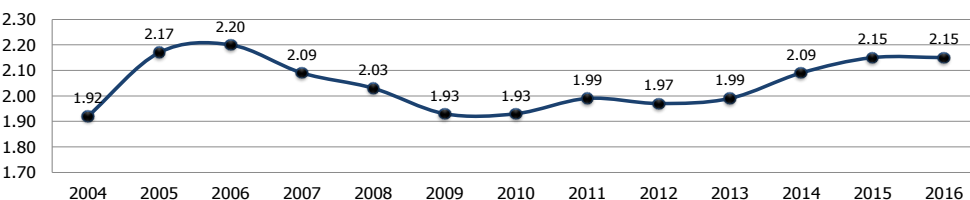


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
LP	\$521,966	\$605,409	\$605,135	\$593,767	\$612,767	\$541,011	\$576,237	\$583,442	\$572,058	\$550,452	\$641,578	\$631,763	\$609,016
SP	\$518,622	\$605,152	\$609,698	\$577,094	\$595,956	\$520,133	\$560,350	\$567,434	\$558,436	\$548,261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

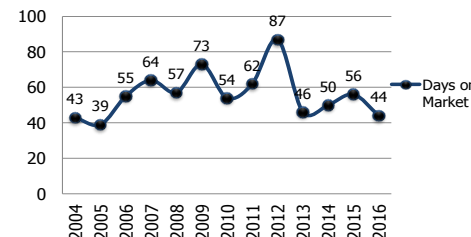
New Providence Yearly Market Trends



Sales Price to Assessed Value Ratio



Average Days on Market



Number of Units Sold

