

# New Providence

## November 2017 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	28 Vista Lane	CapeCod	4	1.0	99	\$429,000	\$375,000	\$345,000	92.00%	\$191,100	1.81
2	35 Hickson Drive	CapeCod	3	1.0	13	\$429,000	\$429,000	\$429,000	100.00%	\$209,800	2.04
3	22 Fairview Avenue	CapeCod	4	1.1	20	\$429,000	\$429,000	\$430,000	100.23%	\$239,100	1.80
4	28 Ethan Drive	Split Level	3	1.1	11	\$449,000	\$449,000	\$455,000	101.34%	\$234,400	1.94
5	82 The Fellsway	CapeCod	4	1.1	12	\$455,000	\$455,000	\$461,000	101.32%	\$200,800	2.30
6	37 Murray Hill Square	TwnEndUn	3	2.1	20	\$509,000	\$509,000	\$494,000	97.05%	\$182,100	2.71
7	43 Marion Avenue	Custom	3	3.0	22	\$599,000	\$599,000	\$570,000	95.16%		
8	28 8th Street	Colonial	4	1.1	47	\$589,000	\$589,000	\$580,000	98.47%	\$276,000	2.10
9	83 Evergreen Avenue	Split Level	4	3.0	19	\$599,900	\$599,900	\$590,000	98.35%	\$268,700	2.20
10	85 Stone Ridge Road	Split Level	4	3.0	20	\$699,000	\$699,000	\$700,700	100.24%	\$345,000	2.03
11	80 Brookside Drive	Split Level	5	2.1	7	\$700,000	\$700,000	\$721,000	103.00%	\$307,700	2.34
12	2E Foley Square	TwnIntUn	3	3.1	1	\$799,000	\$799,000	\$775,000	97.00%	\$335,400	2.31
13	29 Porter Place	Custom	4	2.1	179	\$859,000	\$797,000	\$785,000	98.49%	\$303,400	2.59
14	5 Surrey Lane	Colonial	5	3.1	127	\$1,050,000	\$995,000	\$925,000	92.96%	\$455,300	2.03
AVERAGE					43	\$613,921	\$601,707	\$590,050	98.26%		2.17

### **"ACTIVE"** Listings in New Providence

**Number of Units:** 31  
**Average List Price:** \$685,232  
**Average Days on Market:** 75

### **"UNDER CONTRACT"** Listings in New Providence

**Number of Units:** 15  
**Average List Price:** \$692,787  
**Average Days on Market:** 68

# 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	25	45	43		45
List Price	\$663,400	\$473,000	\$600,600	\$588,989	\$684,049	\$677,371	\$671,348	\$714,355	\$608,159	\$626,362	\$601,707		\$652,939
Sales Price	\$669,800	\$456,500	\$593,300	\$587,267	\$690,594	\$672,457	\$675,628	\$698,455	\$600,991	\$630,375	\$590,050		\$649,486
Sales Price as a % of List Price	100.61%	96.03%	98.91%	99.36%	101.11%	99.76%	100.88%	97.59%	98.73%	100.61%	98.26%		99.53%
Sales Price to Assessed Value	2.11	2.02	2.10	2.29	2.48	2.28	2.40	2.24	2.39	2.30	2.17		2.30
# Units Sold	5	3	10	9	22	21	25	22	11	8	14		150
Active Listings	19	34	37	42	42	38	37	33	36	34	31		35
Under Contracts	14	20	32	41	41	35	21	18	17	20	15		25

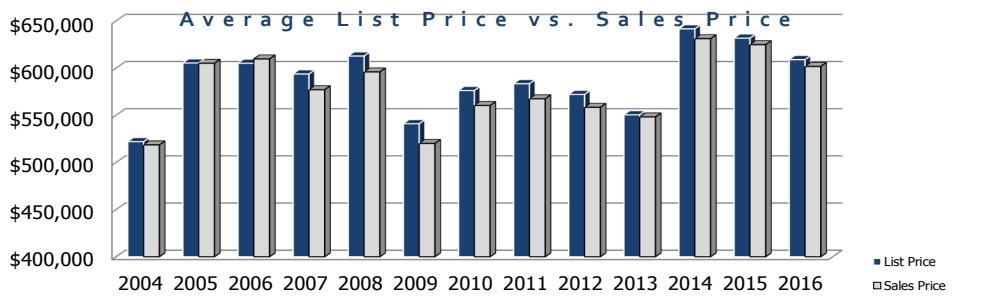
## Flashback! YTD 2016 vs YTD 2017

YTD	2016	2017	% Change
Days on Market	45	45	-1.02%
Sales Price	\$607,436	\$649,486	6.92%
Sales Price to Assessed Value	2.302	2.301	-0.05%



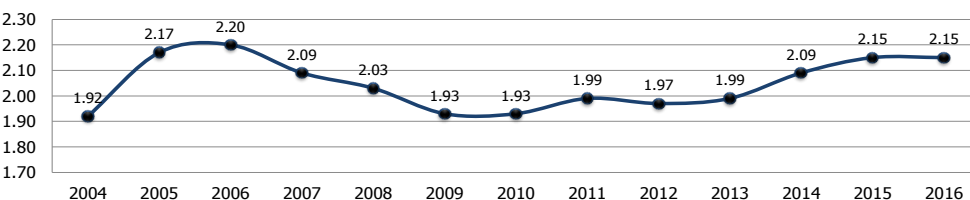
	2016	2017	% Change
# Units Sold	147	150	2.04%
Active Listings	23	31	34.78%
Under Contracts	17	15	-11.76%

## New Providence Yearly Market Trends

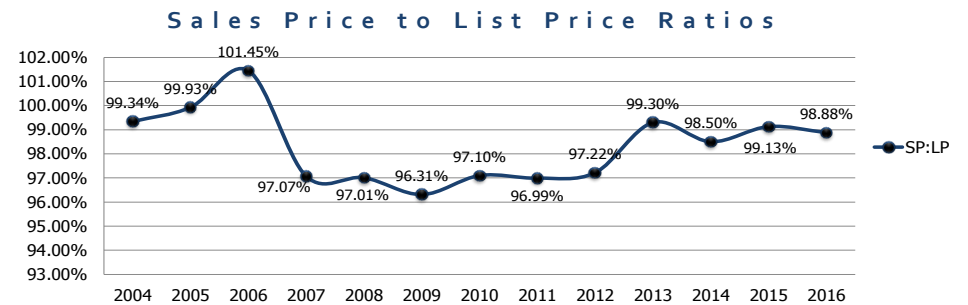


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
LP	\$521,966	\$605,409	\$605,135	\$593,767	\$612,767	\$541,011	\$576,237	\$583,442	\$572,058	\$550,452	\$641,578	\$631,763	\$609,016
SP	\$518,622	\$605,152	\$609,698	\$577,094	\$595,956	\$520,133	\$560,350	\$567,434	\$558,436	\$548,261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

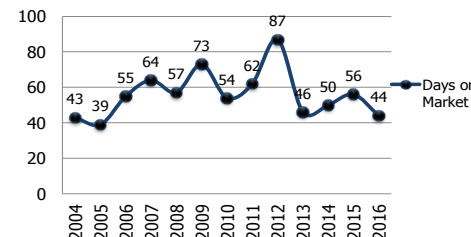
## Sales Price to Assessed Value Ratio



## New Providence Yearly Market Trends



## Average Days on Market



## Number of Units Sold

