

New Providence

February 2018 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	198 Livingston Avenue	Ranch	2	2.0	48	\$349,900	\$349,900	\$366,200	104.66%	\$164,000	2.23
2	10 The Arbors	TwnIntUn	2	2.1	23	\$450,000	\$450,000	\$435,000	96.67%	\$203,100	2.14
3	136 Commonwealth Avenue	Ranch	3	2.0	9	\$469,000	\$469,000	\$469,000	100.00%	\$310,200	1.51
4	282 South Street Unit A	TwnEndUn	3	2.2	35	\$589,000	\$589,000	\$521,250	88.50%	\$464,100	1.12
5	282 South Street Unit B	TwnEndUn	3	2.2	35	\$589,000	\$589,000	\$521,250	88.50%	\$464,100	1.12
6	44 The Fellsway	CapeCod	4	2.1	8	\$569,000	\$569,000	\$587,500	103.25%	\$257,300	2.28
7	22 Livingston Avenue	Bi-Level	3	2.0	15	\$599,000	\$599,000	\$612,000	102.17%	\$221,500	2.76
8	16 2nd Street	Custom	3	3.0	26	\$674,900	\$674,900	\$677,000	100.31%	\$243,100	2.78
AVERAGE					25	\$536,225	\$536,225	\$523,650	98.01%		2.00

"ACTIVE" Listings in New Providence

Number of Units: 42
Average List Price: \$723,919
Average Days on Market: 58

"UNDER CONTRACT" Listings in New Providence

Number of Units: 10
Average List Price: \$684,090
Average Days on Market: 71

New Providence 2018 Year to Date Market Trends

	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	60	25											40
List Price	\$685,333	\$536,225											\$600,129
Sales Price	\$664,500	\$523,650											\$584,014
Sales Price as a % of List Price	97.08%	98.01%											97.61%
Sales Price to Assessed Value	2.13	2.00											2.05
# Units Sold	6	8											14
Active Listings	26	42											34
Under Contracts	9	10											10

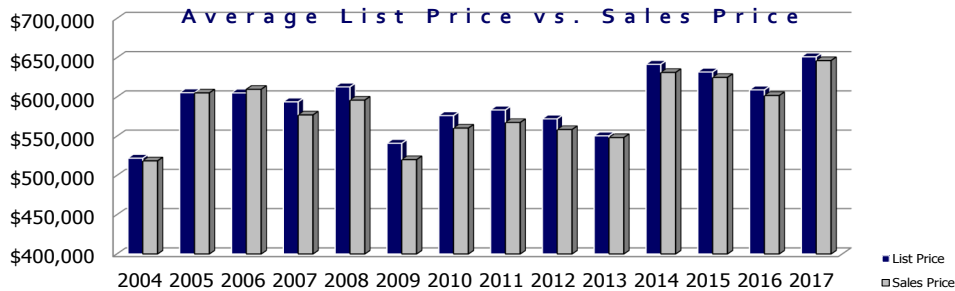
Flashback! YTD 2017 vs YTD 2018

YTD	2017	2018	% Change
Days on Market	114	40	-64.96%
Sales Price	\$589,813	\$584,014	-0.98%
Sales Price to Assessed Value	2.07	2.05	-1.28%

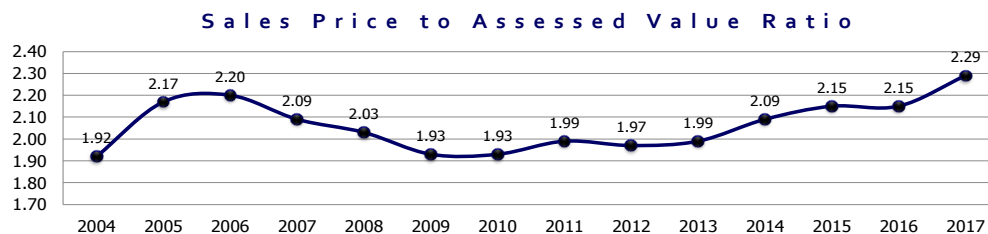


YTD	2017	2018	% Change
# Units Sold	8	14	75.00%
Active Listings	34	42	23.53%
Under Contracts	20	10	-50.00%

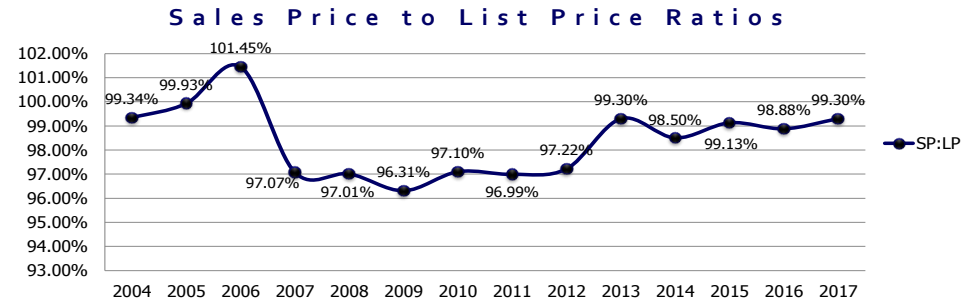
New Providence Yearly Market Trends



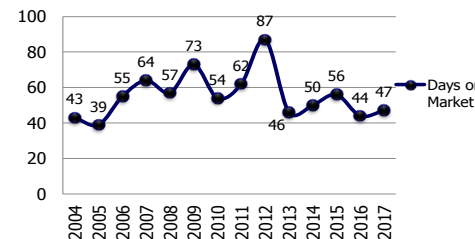
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
LP	\$521,966	\$605,409	\$605,135	\$593,767	\$612,767	\$541,011	\$576,237	\$583,442	\$572,058	\$550,452	\$641,578	\$631,763	\$609,016	\$651,105
SP	\$518,622	\$605,152	\$609,698	\$577,094	\$595,956	\$520,133	\$560,350	\$567,434	\$558,436	\$548,261	\$631,192	\$624,885	\$601,776	\$646,304



New Providence Yearly Market Trends



Average Days on Market



Number of Units Sold

