

New Providence

July 2018 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	387 Maple Street	CapeCod	4	2.1	37	\$336,000	\$336,000	\$342,000	101.79%	\$280,100	1.22
2	23 Earl Place	Colonial	2	2.0	117	\$420,000	\$399,999	\$394,000	98.50%	\$203,600	1.94
3	42 Magnolia Drive	Ranch	3	1.1	19	\$400,000	\$400,000	\$430,000	107.50%	\$222,000	1.94
4	1200 Springfield Avenue	TwndEndUn	2	2.1	77	\$485,000	\$485,000	\$452,000	93.20%	\$192,400	2.35
5	115 Passaic Street	SplitLev	3	1.1	13	\$475,000	\$475,000	\$500,000	105.26%	\$217,000	2.30
6	2 Pearl Street	Ranch	3	2.0	9	\$499,900	\$499,900	\$500,000	100.02%	\$189,700	2.64
7	76 Hawthorne Drive	SplitLev	3	1.1	9	\$550,000	\$550,000	\$550,000	100.00%	\$230,600	2.39
8	807 Central Avenue	SplitLev	4	2.0	47	\$625,000	\$595,000	\$570,000	95.80%	\$244,100	2.34
9	143 Southgate Road	SplitLev	4	2.0	45	\$645,000	\$599,900	\$580,000	96.68%	\$323,300	1.79
10	3 Oakwood Drive	CapeCod	3	2.1	20	\$599,000	\$599,000	\$590,000	98.50%	\$300,500	1.96
11	21 Riverbend Court	TwndEndUn	3	3.0	63	\$629,000	\$629,000	\$600,000	95.39%		
12	31 Gordon Place	SplitLev	3	2.1	27	\$625,000	\$625,000	\$600,000	96.00%	\$275,400	2.18
13	22 Riverbend Court	TwndEndUn	3	3.0	295	\$629,000	\$629,000	\$615,000	97.77%		
14	16 Penwood Drive	SplitLev	4	2.1	55	\$689,000	\$689,000	\$670,000	97.24%	\$323,000	2.07
15	183 Mountain Avenue	SplitLev	3	2.1	65	\$698,000	\$698,000	\$675,000	96.70%	\$303,400	2.22
16	29 Second Street	Custom	4	3.1	21	\$685,000	\$685,000	\$720,000	105.11%	\$306,400	2.35
17	179 Sagamore Drive	SplitLev	4	2.1	116	\$81,500	\$740,000	\$725,000	97.97%	\$351,900	2.06
18	141 Oakwood Drive	Colonial	4	3.1	121	\$825,000	\$759,900	\$729,000	95.93%	\$498,000	1.46
19	41 Overhill Road	Colonial	4	2.1	33	\$775,000	\$749,900	\$735,000	98.01%	\$307,200	2.39
20	25 Newcomb Drive	SplitLev	4	2.1	12	\$735,000	\$735,000	\$736,000	100.14%	\$298,400	2.47

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21	77 Johnson Drive	Colonial	4	2.1	16	\$719,000	\$719,000	\$740,000	102.92%	\$340,700	2.17
22	400 Central Avenue	Colonial	4	2.1	9	\$850,000	\$850,000	\$850,000	100.00%	\$432,200	1.97
23	1A Foley Square	TwnEndUn	4	4.0	8	\$925,000	\$925,000	\$917,500	99.19%	\$397,300	2.31
24	22 Fairview Avenue	Colonial	5	3.1	1	\$999,000	\$999,000	\$999,000	100.00%		
AVERAGE					51	\$620,808	\$640,525	\$634,146	99.15%		2.12

"ACTIVE" Listings in New Providence

Number of Units: 72
Average List Price: \$689,935
Average Days on Market: 66

"UNDER CONTRACT" Listings in New Providence

Number of Units: 27
Average List Price: \$593,989
Average Days on Market: 42

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	30	64	27	38	51						45
List Price	\$685,333	\$536,225	\$662,000	\$696,600	\$791,656	\$655,481	\$640,525						\$664,094
Sales Price	\$664,500	\$523,650	\$664,500	\$689,929	\$776,543	\$648,706	\$634,146						\$655,087
Sales Price as a % of List Price	97.08%	98.01%	100.30%	99.14%	98.09%	98.69%	99.15%						98.69%
Sales Price to Assessed Value	2.13	2.00	2.21	2.28	2.12	2.18	2.12						2.15
# Units Sold	6	8	2	14	9	16	24						79
Active Listings	26	42	49	63	82	71	72						58
Under Contracts	9	10	22	23	31	38	27						23

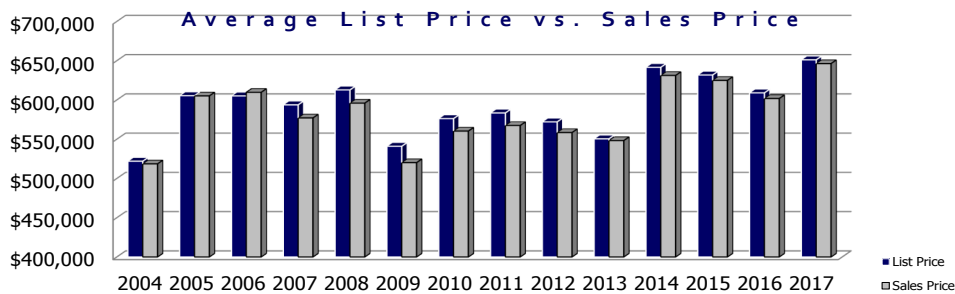
Flashback! YTD 2017 vs YTD 2018

YTD	2017	2018	% Change
Days on Market	44	45	2.13%
Sales Price	\$654,129	\$655,087	0.15%
Sales Price to Assessed Value	2.321	2.148	-7.48%



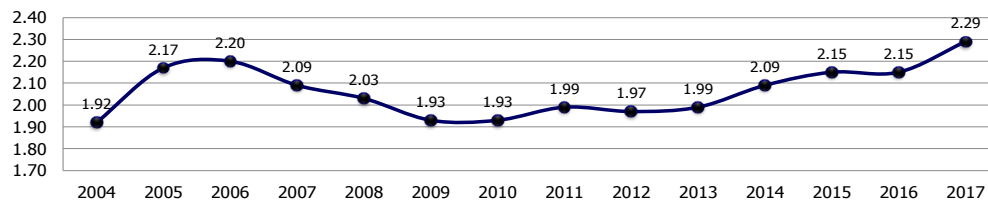
YTD	2017	2018	% Change
# Units Sold	95	79	-16.84%
Active Listings	37	72	94.59%
Under Contracts	21	27	28.57%

New Providence Yearly Market Trends

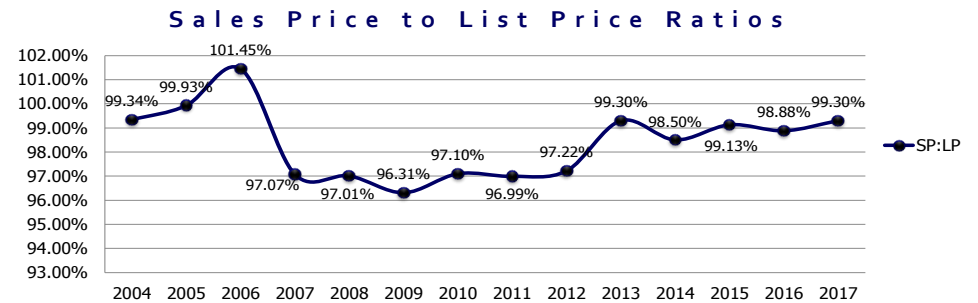


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
LP	\$521,966	\$605,409	\$605,135	\$593,767	\$612,767	\$541,011	\$576,237	\$583,442	\$572,058	\$550,452	\$641,578	\$631,763	\$609,016	\$651,105
SP	\$518,622	\$605,152	\$609,698	\$577,094	\$595,956	\$520,133	\$560,350	\$567,434	\$558,436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

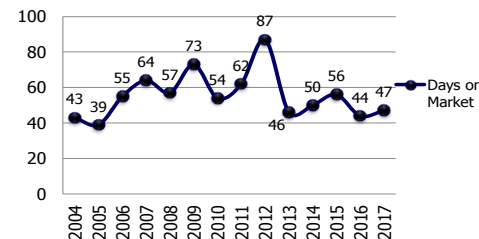
Sales Price to Assessed Value Ratio



New Providence Yearly Market Trends



Average Days on Market



Number of Units Sold

