

New Providence

August 2018 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	1700 Springfield Avenue	Custom	4	1.1	34	\$439,000	\$439,000	\$410,000	93.39%	\$179,200	2.29
2	12 The Arbors	TwnIntUn	2	2.1	17	\$460,000	\$460,000	\$442,000	96.09%	\$203,100	2.18
3	63 Fairview Avenue	Ranch	3	1.1	15	\$459,000	\$459,000	\$455,000	99.13%	\$233,000	1.95
4	1733 Springfield Avenue	Ranch	3	1.1	29	\$474,000	\$474,000	\$463,000	97.68%	\$197,300	2.35
5	26 E 4th Street	Ranch	3	2.0	16	\$459,000	\$459,000	\$464,000	101.09%	\$191,200	2.43
6	131 Woodland Road	Split Level	4	4.0	17	\$499,900	\$499,900	\$475,000	95.02%	\$230,000	2.07
7	61 Fourth Street	Split Level	3	1.1	13	\$565,000	\$565,000	\$555,000	98.23%	\$248,000	2.24
8	258 Union Avenue	Split Level	5	2.1	113	\$609,000	\$599,000	\$567,000	94.66%	\$296,100	1.91
9	41 2nd Street	Split Level	3	2.0	8	\$569,000	\$569,000	\$569,000	100.00%	\$237,000	2.40
10	193 Hickson Drive	Split Level	3	3.0	47	\$595,000	\$595,000	\$578,000	97.14%	\$284,500	2.03
11	167 Crane Circle	Split Level	3	2.1	36	\$599,000	\$599,000	\$580,000	96.83%	\$274,400	2.11
12	170 Runnymede Parkway	CapeCod	4	2.0	9	\$599,000	\$599,000	\$616,000	102.84%	\$212,600	2.90
13	95 Southgate Road	Bi-Level	4	2.1	68	\$669,000	\$639,000	\$623,000	97.50%	\$305,900	2.04
14	39 Sagamore Drive	Split Level	4	2.1	11	\$659,000	\$659,000	\$659,000	100.00%	\$296,900	2.22
15	80 Tall Oaks Drive	Colonial	3	1.1	7	\$675,000	\$675,000	\$680,000	100.74%	\$275,500	2.47
16	275 Woodbine Circle	RanchExp	4	2.1	49	\$750,000	\$750,000	\$732,500	97.67%	\$267,200	2.74
17	20 Pittsford Way	Custom	5	3.1	15	\$779,000	\$779,000	\$760,000	97.56%	\$329,300	2.31
18	61 Colchester Road	Colonial	4	2.1	10	\$800,000	\$800,000	\$800,000	100.00%	\$438,400	1.82
AVERAGE					29	\$592,161	\$589,939	\$579,361	98.09%		2.25

"ACTIVE" Listings in New Providence

Number of Units: 63
 Average List Price: \$677,615
 Average Days on Market: 71

"UNDER CONTRACT" Listings in New Providence

Number of Units: 22
 Average List Price: \$590,991
 Average Days on Market: 45

Weichert,
 REALTORS®

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	29					42
List Price	\$685,333	\$536,225	\$662,000	\$696,600	\$791,656	\$655,481	\$640,525	\$589,939					\$650,333
Sales Price	\$664,500	\$523,650	\$664,500	\$689,929	\$776,543	\$648,706	\$634,146	\$579,361					\$641,035
Sales Price as a % of List Price	97.08%	98.01%	100.30%	99.14%	98.09%	98.69%	99.15%	98.09%					98.58%
Sales Price to Assessed Value	2.13	2.00	2.21	2.28	2.12	2.18	2.12	2.25					2.17
# Units Sold	6	8	2	14	9	16	24	18					97
Active Listings	26	42	49	63	82	71	72	63					59
Under Contracts	9	10	22	23	31	38	27	22					23

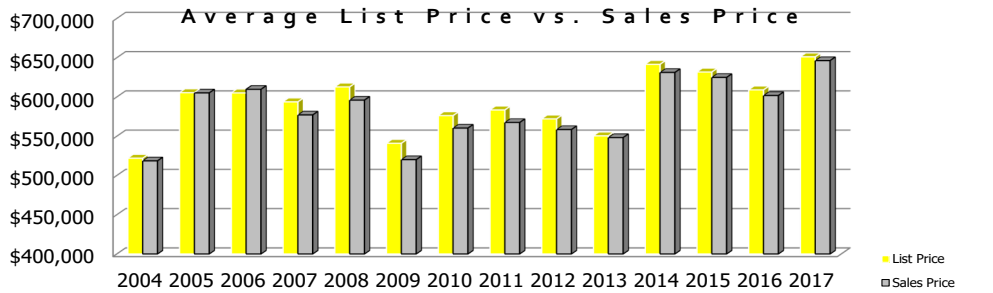
Flashback! YTD 2017 vs YTD 2018

YTD	2017	2018	% Change
Days on Market	47	42	-9.23%
Sales Price	\$662,464	\$641,035	-3.23%
Sales Price to Assessed Value	2.31	2.17	-6.07%



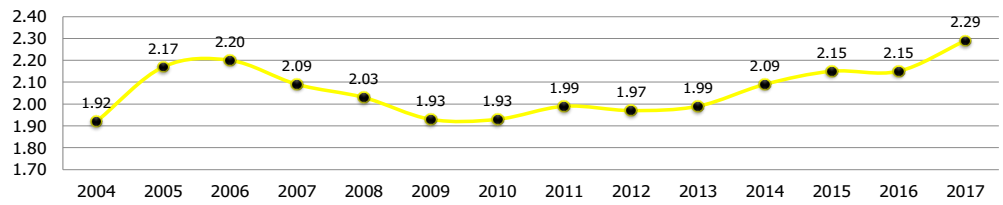
YTD	2017	2018	% Change
# Units Sold	117	97	-17.09%
Active Listings	33	63	90.91%
Under Contracts	18	22	22.22%

New Providence Yearly Market Trends

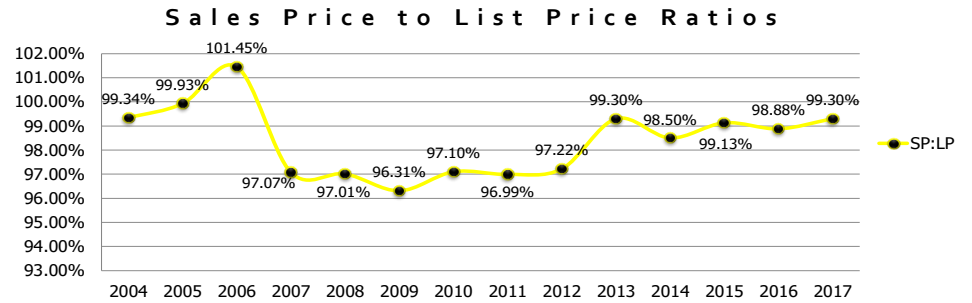


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
LP	\$521,966	\$605,409	\$605,135	\$593,767	\$612,767	\$541,011	\$576,237	\$583,442	\$572,058	\$550,452	\$641,578	\$631,763	\$609,016	\$651,105
SP	\$518,622	\$605,152	\$609,698	\$577,094	\$595,956	\$520,133	\$560,350	\$567,434	\$558,436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

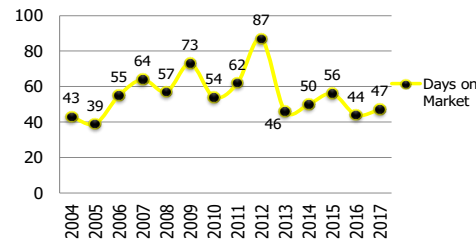
Sales Price to Assessed Value Ratio



New Providence Yearly Market Trends



Average Days on Market



Number of Units Sold

