

New Providence

September 2018 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	65 Passaic Street	CapeCod	4	1.0	92	\$435,000	\$389,000	\$380,000	97.69%	\$184,600	2.06
2	71 The Fellsway	CapeCod	4	2.0	24	\$489,000	\$489,000	\$463,000	94.68%	\$215,800	2.15
3	107 Holmes Oval	Colonial	4	2.0	17	\$559,000	\$559,000	\$550,000	98.39%	\$241,500	2.28
4	44 Madison Avenue	CapeCod	4	2.1	10	\$599,000	\$599,000	\$601,000	100.33%	\$261,800	2.30
5	115 Woodbine Circle	Split Level	3	2.1	26	\$624,000	\$624,000	\$610,000	97.76%	\$298,300	2.04
6	119 Ryder Way	Colonial	5	2.1	212	\$769,000	\$674,900	\$630,000	93.35%	\$415,600	1.52
7	4D Foley Square	TwnIntUn	2	2.1	51	\$689,000	\$689,000	\$640,000	92.89%	\$335,500	1.91
8	37 Delwick Lane	Split Level	4	2.1	36	\$695,000	\$655,000	\$650,000	99.24%	\$280,400	2.32
9	265 Woodbine Circle	Split Level	3	2.1	33	\$680,000	\$659,900	\$655,000	99.26%	\$307,100	2.13
10	21 Penwood Drive	Split Level	4	3.1	13	\$685,000	\$685,000	\$670,000	97.81%	\$334,500	2.00
11	127 Maple Street	Ranch	3	2.0	22	\$699,000	\$699,000	\$686,000	98.14%	\$250,000	2.74
12	6 Brook Hollow Lane	Custom	4	2.1	9	\$799,000	\$799,000	\$800,000	100.13%	\$339,600	2.36
AVERAGE					45	\$643,500	\$626,817	\$611,250	97.47%		2.15

"ACTIVE" Listings in New Providence

Number of Units: 67
Average List Price: \$666,757
Average Days on Market: 67

"UNDER CONTRACT" Listings in New Providence

Number of Units: 25
Average List Price: \$563,348
Average Days on Market: 52

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	45				43
List Price	\$685,333	\$536,225	\$662,000	\$696,600	\$791,656	\$655,481	\$640,525	\$589,939	\$626,817				\$647,744
Sales Price	\$664,500	\$523,650	\$664,500	\$689,929	\$776,543	\$648,706	\$634,146	\$579,361	\$611,250				\$637,756
Sales Price as a % of List Price	97.08%	98.01%	100.30%	99.14%	98.09%	98.69%	99.15%	98.09%	97.47%				98.46%
Sales Price to Assessed Value	2.13	2.00	2.21	2.28	2.12	2.18	2.12	2.25	2.15				2.17
# Units Sold	6	8	2	14	9	16	24	18	12				109
Active Listings	26	42	49	63	82	71	72	63	67				59
Under Contracts	9	10	22	23	31	38	27	22	25				23

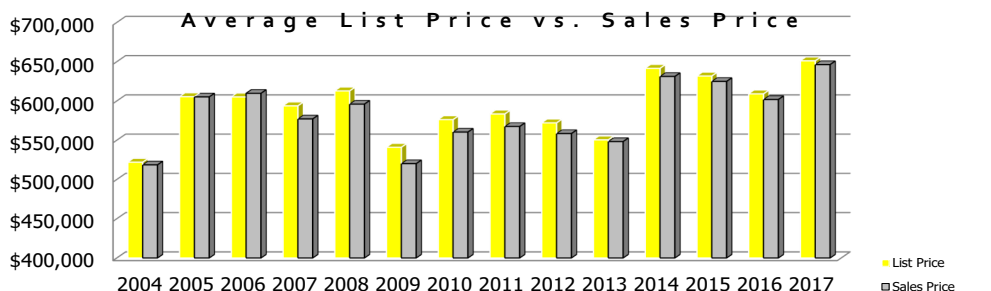
Flashback! YTD 2017 vs YTD 2018

YTD	2017	2018	% Change
Days on Market	45	43	-4.63%
Sales Price	\$657,181	\$637,756	-2.96%
Sales Price to Assessed Value	2.32	2.17	-6.46%

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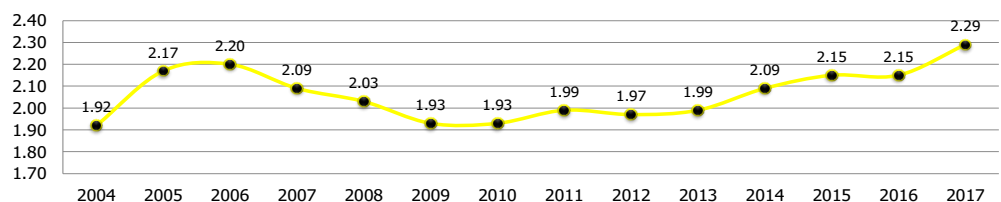
YTD	2017	2018	% Change
# Units Sold	128	109	-14.84%
Active Listings	36	67	86.11%
Under Contracts	17	25	47.06%

New Providence Yearly Market Trends

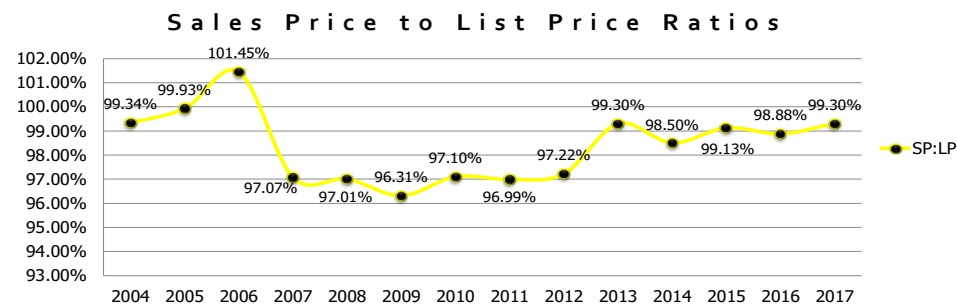


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
LP	\$521,966	\$605,409	\$605,135	\$593,767	\$612,767	\$541,011	\$576,237	\$583,442	\$572,058	\$550,452	\$641,578	\$631,763	\$609,016	\$651,105
SP	\$518,622	\$605,152	\$609,698	\$577,094	\$595,956	\$520,133	\$560,350	\$567,434	\$558,436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

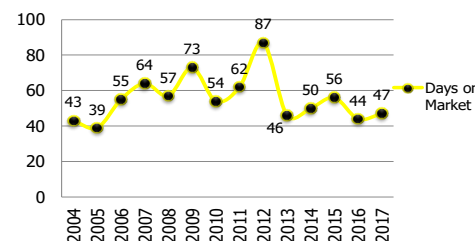
Sales Price to Assessed Value Ratio



New Providence Yearly Market Trends



Average Days on Market



Number of Units Sold

