

New Providence

October 2018 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	34 Grant Avenue	RanchRas	1	1.1	57	\$300,000	\$250,000	\$210,000	84.00%	\$155,600	1.35
2	249 Union Avenue	Split Level	3	1.0	1	\$400,000	\$400,000	\$400,000	100.00%	\$173,800	2.30
3	19 Edward Court	CapeCod	4	1.0	58	\$419,000	\$419,000	\$419,000	100.00%	\$190,600	2.20
4	18 Osborne Avenue	Ranch	4	2.0	20	\$429,900	\$429,900	\$425,000	98.86%	\$216,000	1.97
5	40 Crest Road	SplitLev	4	2.1	15	\$459,000	\$459,000	\$430,000	93.68%	\$295,200	1.46
6	20 Edgewood Avenue	CapeCod	3	2.0	151	\$510,000	\$470,000	\$451,000	95.96%	\$188,600	2.39
7	8 Murray Hill Manor	TwnEndUn	2	2.1	62	\$499,900	\$499,900	\$455,000	91.02%	\$233,800	1.95
8	60 Pleasantview Avenue	CapeCod	3	2.0	9	\$479,000	\$479,000	\$499,000	104.18%	\$233,400	2.14
9	63 Division Avenue	CapeCod	4	2.0	115	\$549,900	\$529,900	\$515,000	97.19%	\$228,500	2.25
10	213 Mountain Avenue	Colonial	3	1.1	95	\$543,500	\$527,000	\$517,000	98.10%	\$226,800	2.28
11	145 The Fellsway	CapeCod	4	2.0	50	\$569,900	\$549,000	\$550,000	100.18%	\$236,000	2.33
12	29 Bradford Street	Split Level	3	2.0	16	\$599,000	\$599,000	\$590,000	98.50%	\$243,500	2.42
13	103 Holmes Oval	Colonial	3	2.1	37	\$645,000	\$645,000	\$635,000	98.45%	\$266,100	2.39
14	41 Princeton Drive	Colonial	4	2.1	26	\$675,000	\$675,000	\$645,000	95.56%	\$400,700	1.61
15	12 Johnson Drive	Colonial	4	3.1	30	\$749,000	\$749,000	\$685,000	91.46%	\$365,700	1.87
16	19 Valentine Road	Split Level	4	3.0	15	\$689,000	\$689,000	\$689,000	100.00%	\$312,300	2.21
17	866 Central Avenue	Custom	4	3.1	80	\$849,000	\$849,000	\$810,000	95.41%	\$191,200	
AVERAGE					49	\$550,947	\$542,276	\$525,000	96.62%		2.07

"ACTIVE" Listings in New Providence

Number of Units: 52
 Average List Price: \$696,836
 Average Days on Market: 82

"UNDER CONTRACT" Listings in New Providence

Number of Units: 29
 Average List Price: \$591,131
 Average Days on Market: 57

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	49			44
List Price	\$685,333	\$536,225	\$662,000	\$696,600	\$791,656	\$655,481	\$640,525	\$589,939	\$626,817	\$542,276			\$633,514
Sales Price	\$664,500	\$523,650	\$664,500	\$689,929	\$776,543	\$648,706	\$634,146	\$579,361	\$611,250	\$525,000			\$622,543
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%	96.62%			98.21%
Sales Price to Assessed Value	2.13	2.00	2.21	2.28	2.12	2.18	2.12	2.25	2.15	2.07			2.15
# Units Sold	6	8	2	14	9	16	24	18	12	17			126
Active Listings	26	42	49	63	82	71	72	63	67	52			59
Under Contracts	9	10	22	23	31	38	27	22	25	29			24

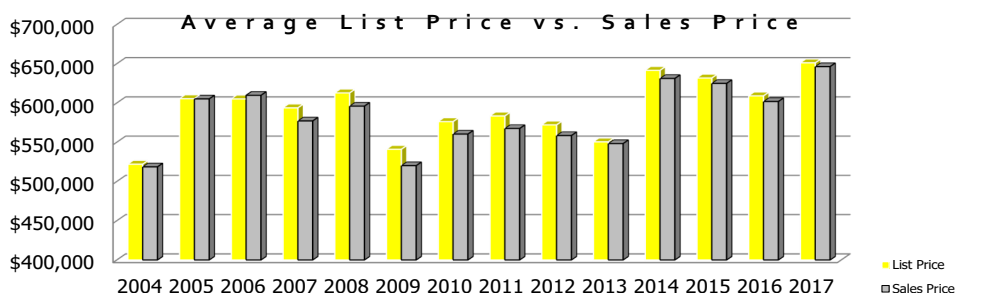
Flashback! YTD 2017 vs YTD 2018

YTD	2017	2018	% Change
Days on Market	45	44	-2.66%
Sales Price	\$655,604	\$622,543	-5.04%
Sales Price to Assessed Value	2.31	2.15	-7.01%

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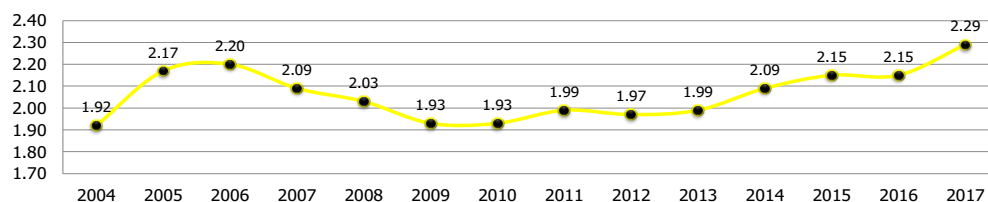
YTD	2017	2018	% Change
# Units Sold	136	126	-7.35%
Active Listings	34	52	52.94%
Under Contracts	20	29	45.00%

New Providence Yearly Market Trends

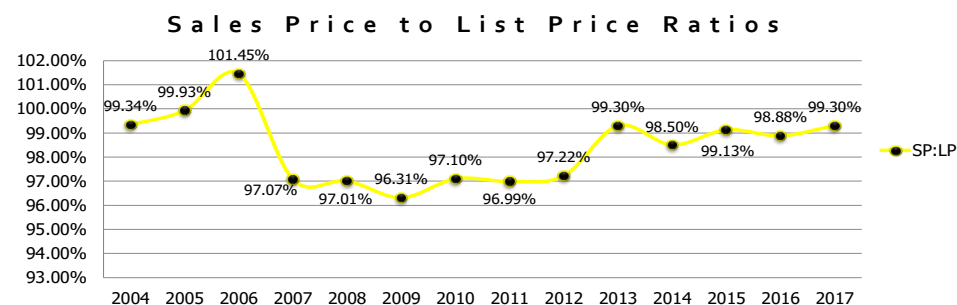


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
LP	\$521,966	\$605,409	\$605,135	\$593,767	\$612,767	\$541,011	\$576,237	\$583,442	\$572,058	\$550,452	\$641,578	\$631,763	\$609,016	\$651,105
SP	\$518,622	\$605,152	\$609,698	\$577,094	\$595,956	\$520,133	\$560,350	\$567,434	\$558,436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

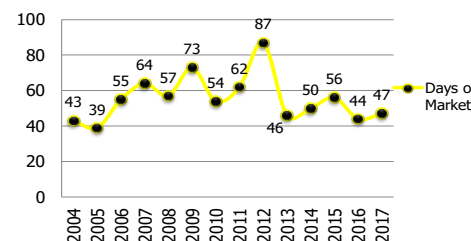
Sales Price to Assessed Value Ratio



New Providence Yearly Market Trends



Average Days on Market



Number of Units Sold

