

# New Providence

## November 2018 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	210 Livingston Avenue	Ranch	2	1.0	23	\$345,000	\$345,000	\$340,000	98.55%	\$167,700	2.03
2	116 Fairway Avenue	Colonial	2	1.1	79	\$469,000	\$429,000	\$415,000	96.74%	\$177,000	2.34
3	38 Grant Avenue	Ranch	3	2.0	29	\$429,000	\$429,000	\$416,000	96.97%	\$173,300	2.40
4	25 Martins Lane	Ranch	3	3.0	26	\$505,000	\$505,000	\$490,000	97.03%	\$241,300	2.03
5	292 Charnwood Road	Split Level	3	2.1	36	\$569,000	\$544,900	\$540,000	99.10%	\$244,100	2.21
6	1483 Springfield Avenue	Victorian	3	1.1	16	\$599,000	\$599,000	\$590,000	98.50%	\$265,800	2.22
7	43 Murray Hill Square	TwnEndUn	3	3.1	29	\$629,000	\$629,000	\$617,000	98.09%	\$220,300	2.80
8	295 Runnymede Parkway	Split Level	3	2.1	19	\$679,000	\$679,000	\$665,000	97.94%	\$297,100	2.24
9	977 Springfield Avenue	Custom	4	2.1	13	\$645,000	\$645,000	\$675,000	104.65%	\$316,600	2.13
10	82 Gallison Drive	Split Level	4	3.1	9	\$719,000	\$719,000	\$715,000	99.44%	\$344,500	2.08
11	5B Foley Square	TwnEndUn	4	3.1	50	\$899,000	\$859,000	\$832,000	96.86%	\$405,000	2.05
12	12 Salem Road	Split Level	5	3.0	62	\$895,000	\$880,000	\$865,000	98.30%		
AVERAGE					33	\$615,167	\$605,242	\$596,667	98.51%		2.23

### "ACTIVE" Listings in New Providence

**Number of Units:** 53  
**Average List Price:** \$658,576  
**Average Days on Market:** 90

### "UNDER CONTRACT" Listings in New Providence

**Number of Units:** 17  
**Average List Price:** \$675,224  
**Average Days on Market:** 79

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# 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	33		43
List Price	\$685,333	\$536,225	\$662,000	\$696,600	\$791,656	\$655,481	\$640,525	\$589,939	\$626,817	\$542,276	\$605,242		\$631,056
Sales Price	\$664,500	\$523,650	\$664,500	\$689,929	\$776,543	\$648,706	\$634,146	\$579,361	\$611,250	\$525,000	\$596,667		\$620,293
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%	98.51%		98.24%
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	2.23		2.16
# Units Sold	6	8	2	14	9	16	24	18	12	17	12		138
Active Listings	26	42	49	63	82	71	72	63	67	52	53		58
Under Contracts	9	10	22	23	31	38	27	22	25	29	17		23

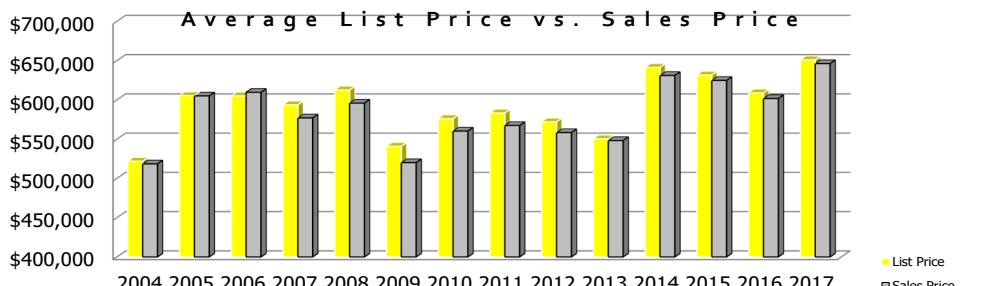
## Flashback! YTD 2017 vs YTD 2018

YTD	2017	2018	% Change
Days on Market	45	43	-4.36%
Sales Price	\$649,486	\$620,293	-4.49%
Sales Price to Assessed Value	2.30	2.16	-6.17%



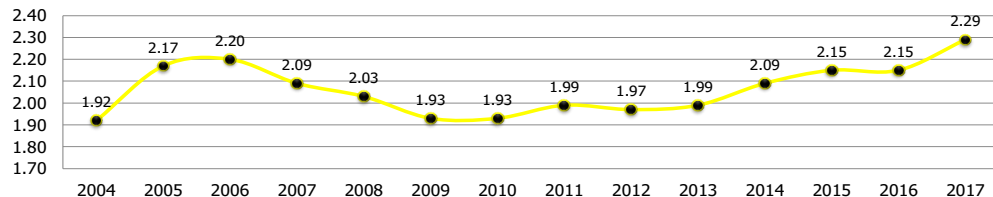
YTD	2017	2018	% Change
# Units Sold	150	138	-8.00%
Active Listings	31	53	70.97%
Under Contracts	15	17	13.33%

### New Providence Yearly Market Trends

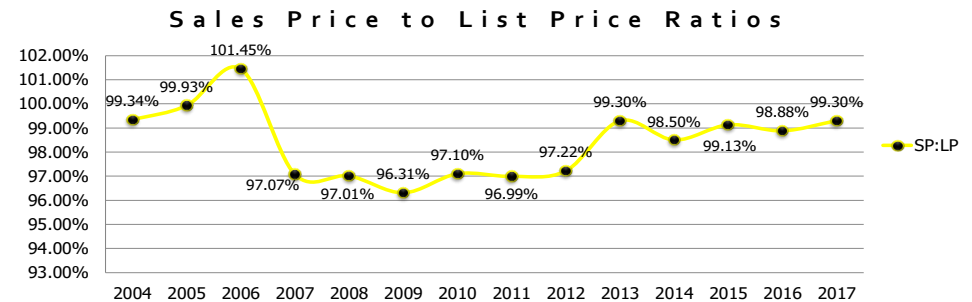


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
LP	\$521,966	\$605,409	\$605,135	\$593,767	\$612,767	\$541,011	\$576,237	\$583,442	\$572,058	\$550,452	\$641,578	\$631,763	\$609,016	\$651,105
SP	\$518,622	\$605,152	\$609,698	\$577,094	\$595,956	\$520,133	\$560,350	\$567,434	\$558,436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

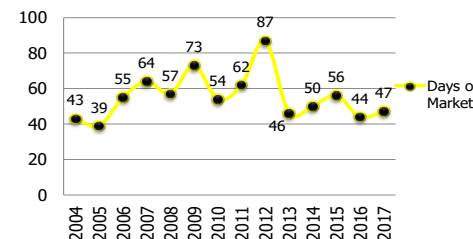
### Sales Price to Assessed Value Ratio



### New Providence Yearly Market Trends



### Average Days on Market



### Number of Units Sold

