

# New Providence

## April 2019 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	29 Murray Hill Square	OneFloor	1	1.1	64	\$375,000	\$359,000	\$345,000	96.10%	\$131,000	2.63
2	46 Murray Hill Square	TwnEndUn	2	2.1	22	\$419,000	\$419,000	\$414,000	98.81%	\$223,200	1.85
3	21 Charnwood Road	CapeCod	4	1.0	22	\$469,000	\$469,000	\$455,000	97.01%	\$209,300	2.17
4	17 Ridgeview Avenue	Colonial	2	1.1	165	\$520,000	\$499,000	\$465,000	93.19%	\$239,300	1.94
5	36 Holmes Oval	Colonial	3	1.1	63	\$599,000	\$579,000	\$565,000	97.58%	\$229,300	2.46
6	199 Oakwood Drive	Colonial	4	2.1	59	\$749,000	\$649,000	\$620,000	95.53%	\$406,200	1.53
7	111 Candlewood Drive	SplitLev	5	2.1	45	\$849,000	\$789,000	\$770,000	97.59%	\$363,400	2.12
<b>AVERAGE</b>					63	\$568,571	\$537,571	\$519,143	96.54%		2.10

### "Active" Listings in New Providence

Number of Units: 67  
 Average List Price: \$691,818  
 Average Days on Market: 53

### "Under Contract" Listings in New Providence

Number of Units: 35  
 Average List Price: \$666,137  
 Average Days on Market: 40

# New Providence 2019 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	76	78	61	63									68
List Price	\$754,633	\$567,750	\$605,837	\$537,571									\$592,908
Sales Price	\$728,333	\$546,000	\$597,050	\$519,143									\$575,515
SP:LP%	96.34%	95.10%	98.42%	96.54%									96.65%
SP to AV	2.10	1.96	1.83	2.10									1.98
# Units Sold	3	8	8	7									26
3 Mo Rate of Ab	5.07	5.69	9.75	7.63									7.04
Active Listings	50	54	62	67									58
Under Contracts	18	19	28	35									25

## Flashback! YTD 2018 vs YTD 2019

YTD	2018	2019	% Change
DOM	50	68	35.44%
Sales Price	\$638,807	\$575,515	-9.91%
LP:SP	98.50%	96.65%	-1.88%
SP:AV	2.16	1.98	-8.48%



YTD	2018	2019	% Change
# Units Sold	30	26	-13.33%
Rate of Ab 3 Mo	7.50	7.63	1.73%
Actives	63	67	6.35%
Under Contracts	23	35	52.17%

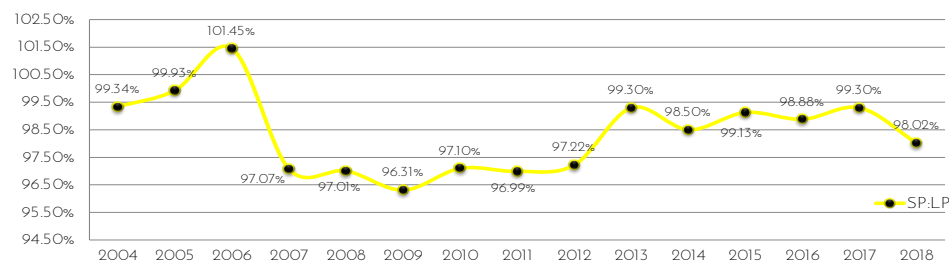
## New Providence Yearly Market Trends



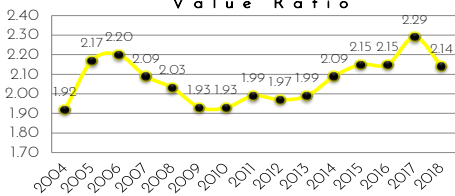
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
LP	\$521,966	\$605,409	\$605,135	\$593,767	\$612,767	\$541,011	\$576,237	\$583,442	\$572,058	\$550,452	\$641,578	\$631,763	\$609,016	\$651,105	\$630,388
SP	\$518,622	\$605,152	\$609,698	\$577,094	\$595,956	\$520,133	\$560,350	\$567,434	\$558,436	\$548,261	\$631,192	\$624,885	\$601,776	\$646,304	\$618,837

## New Providence Yearly Market Trends

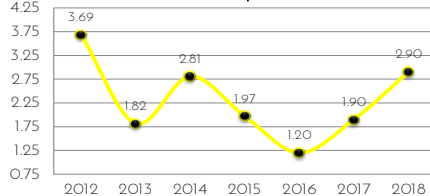
### Sales Price to List Price Ratios



### Sales Price to Assessed Value Ratio

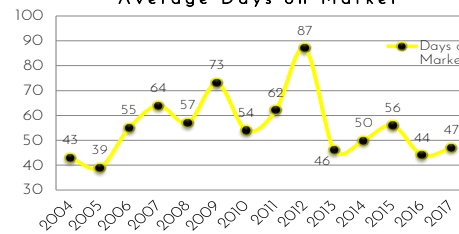


### 12 Month Rate of Absorption



Data only available until 2012

### Average Days on Market



### Number of Units Sold

