

# New Providence

## May 2019 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	81 Commonwealth Avenue	CapeCod	3	2.0	110	\$449,995	\$399,995	\$399,000	99.75%	\$201,800	1.98
2	411 Elkwood Avenue	CapeCod	3	1.0	18	\$425,000	\$425,000	\$420,000	98.82%	\$197,400	2.13
3	1160 Springfield Avenue	Colonial	4	2.0	21	\$449,000	\$449,000	\$440,000	98.00%	\$222,600	1.98
4	120 Hawthorne Drive	Ranch	3	1.1	15	\$499,000	\$499,000	\$485,000	97.19%	\$209,400	2.32
5	477 Central Avenue	Ranch	3	2.0	11	\$499,000	\$499,000	\$525,000	105.21%	\$256,300	2.05
6	28 Murray Hill Square	TwnEndUn	3	2.1	25	\$559,000	\$559,000	\$529,000	94.63%	\$245,000	2.16
7	21 Columbus Avenue	Ranch	3	2.0	90	\$599,000	\$565,000	\$555,000	98.23%	\$276,500	2.01
8	39 Glenbrook Road	Split Level	5	2.1	13	\$575,000	\$575,000	\$555,000	96.52%	\$328,700	1.69
9	444 Charnwood Road	Split Level	3	2.1	10	\$560,000	\$560,000	\$555,000	99.11%	\$250,000	2.22
10	125 The Fellsway	CapeCod	4	2.0	7	\$569,000	\$569,000	\$580,000	101.93%	\$249,400	2.33
11	900 Central Avenue	Custom	3	3.0	68	\$639,000	\$599,000	\$590,000	98.50%	\$307,000	1.92
12	107 Crane Circle	Bi-Level	4	2.1	160	\$669,000	\$649,000	\$620,000	95.53%	\$299,500	2.07
13	35 Livingston Avenue	Split Level	4	3.0	22	\$675,000	\$675,000	\$650,000	96.30%	\$300,100	2.17
14	22 Murray Hill Manor	TwnEndUn	3	3.1	155	\$699,900	\$699,900	\$665,000	95.01%	\$323,500	2.06
15	42 Sherwood Drive	Split Level	3	3.0	14	\$650,000	\$650,000	\$685,000	105.38%	\$284,600	2.41
16	214 Livingston Avenue	Colonial	4	3.1	54	\$850,000	\$774,900	\$730,000	94.21%		
17	142 Tall Oaks Drive	Colonial	5	2.1	53	\$799,000	\$769,000	\$735,000	95.58%	\$374,800	1.96
18	116 Hawthorne Drive	Colonial	4	3.1	1	\$929,000	\$929,000	\$915,000	98.49%		
AVERAGE					47	\$616,383	\$602,544	\$590,722	98.24%		2.09

### "Active" Listings in New Providence

Number of Units: 75  
 Average List Price: \$666,371  
 Average Days on Market: 54

### "Under Contract" Listings in New Providence

Number of Units: 39  
 Average List Price: \$678,869  
 Average Days on Market: 29

# 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	47								60
List Price	\$754,633	\$567,750	\$605,837	\$537,571	\$602,544								\$596,850
Sales Price	\$728,333	\$546,000	\$597,050	\$519,143	\$590,722								\$581,736
SP:LP%	96.34%	95.10%	98.42%	96.54%	98.24%								97.30%
SP to AV	2.10	1.96	1.83	2.10	2.09								2.02
# Units Sold	3	8	8	7	18								44
3 Mo Rate of Ab	5.07	5.69	9.75	7.63	7.40								7.11
Active Listings	50	54	62	67	75								62
Under Contracts	18	19	28	35	39								28

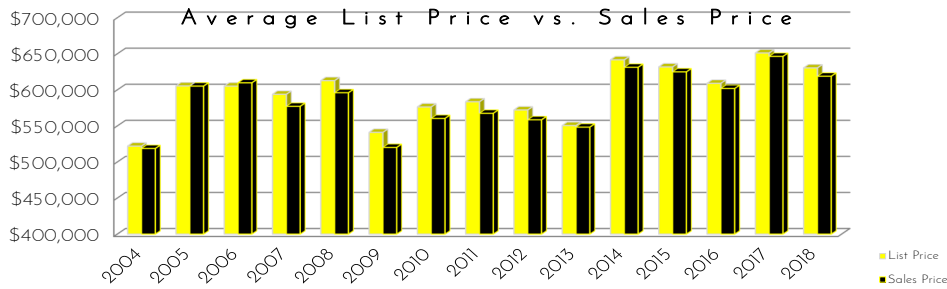
## Flashback! YTD 2018 vs YTD 2019

YTD	2018	2019	% Change
DOM	45	60	32.70%
Sales Price	\$670,592	\$581,736	-13.25%
LP:SP	98.41%	97.30%	-1.12%
SP:AV	2.15	2.02	-6.00%



YTD	2018	2019	% Change
# Units Sold	39	44	12.82%
Rate of Ab 3 Mo	10.04	7.40	-26.29%
Actives	82	75	-8.54%
Under Contracts	31	39	25.81%

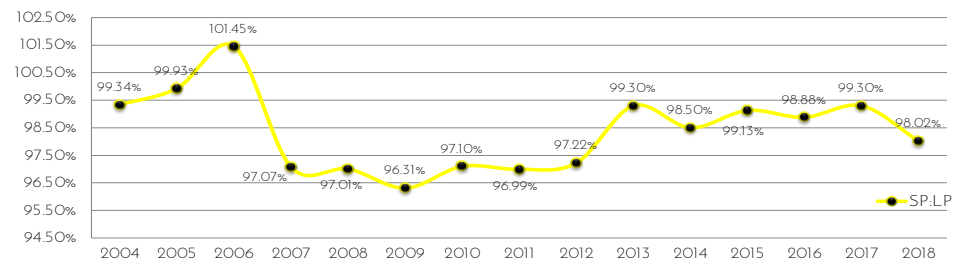
## New Providence Yearly Market Trends



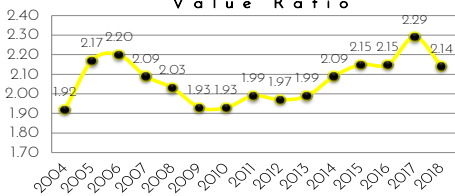
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
LP	\$521,966	\$605,409	\$605,135	\$593,767	\$612,767	\$541,011	\$576,237	\$583,442	\$572,058	\$550,452	\$641,578	\$631,763	\$609,016	\$651,105	\$630,388
SP	\$518,622	\$605,152	\$609,698	\$577,094	\$595,956	\$520,133	\$560,350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

## New Providence Yearly Market Trends

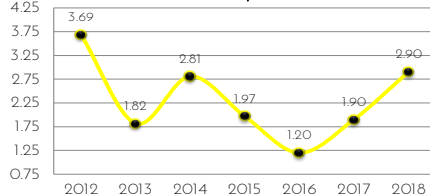
### Sales Price to List Price Ratios



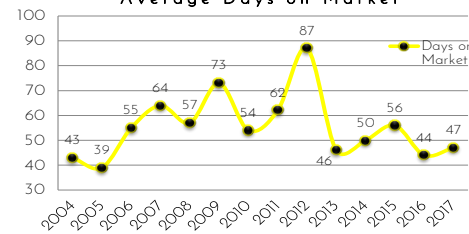
### Sales Price to Assessed Value Ratio



### 12 Month Rate of Absorption



### Average Days on Market



### Number of Units Sold

