

# New Providence

## June 2019 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	40 Pleasantview Avenue	CapeCod	3	1.0	7	\$375,000	\$375,000	\$372,000	99.20%	\$211,400	1.76
2	97 Commonwealth Avenue	CapeCod	3	1.1	34	\$399,000	\$399,000	\$390,000	97.74%	\$190,400	2.05
3	11 Verona Road	CapeCod	3	2.0	28	\$419,000	\$419,000	\$410,000	97.85%	\$204,400	2.01
4	11 Fairview Avenue	CapeCod	4	1.0	29	\$437,000	\$437,000	\$422,000	96.57%	\$200,000	2.11
5	20 Edward Court	CapeCod	4	2.0	5	\$449,000	\$449,000	\$450,000	100.22%	\$203,300	2.21
6	5 Martins Lane	Ranch	3	2.0	63	\$515,000	\$489,000	\$472,500	96.63%	\$214,800	2.20
7	5 Dogwood Lane	CapeCod	3	2.0	43	\$532,000	\$502,000	\$505,000	100.60%	\$225,200	2.24
8	32 Whitman Drive	Split Level	3	2.1	21	\$499,000	\$499,000	\$505,000	101.20%	\$255,100	1.98
9	23 Wilbur Street	Split Level	3	2.0	98	\$575,000	\$535,000	\$535,000	100.00%	\$234,200	2.28
10	1655 Springfield Avenue	CapeCod	4	3.0	11	\$599,900	\$599,900	\$600,000	100.02%	\$241,200	2.49
11	268 Runnymede Parkway	Split Level	3	2.1	40	\$645,000	\$615,000	\$610,000	99.19%	\$279,400	2.18
12	12 Providence Street	CapeCod	4	3.0	46	\$699,000	\$675,000	\$655,000	97.04%	\$321,100	2.04
13	32 Madison Avenue	Colonial	4	2.0	13	\$649,000	\$649,000	\$665,000	102.47%	\$288,200	2.31
14	66 Pittsford Way	CapeCod	4	3.0	23	\$739,000	\$739,000	\$700,000	94.72%	\$341,700	2.05
15	115 Division Avenue	Contemp	6	3.1	76	\$775,000	\$775,000	\$710,000	91.61%	\$398,400	1.78
16	139 Division Avenue	Custom	3	2.1	20	\$750,000	\$750,000	\$735,000	98.00%	\$281,300	2.61
17	8 Countryside Drive	Colonial	4	2.1	29	\$749,000	\$749,000	\$760,000	101.47%	\$467,700	1.62
18	105 Jones Drive	Custom	4	2.1	9	\$829,000	\$829,000	\$825,000	99.52%	\$469,900	1.76
19	100 Grant Avenue	Split Level	4	3.1	13	\$799,000	\$799,000	\$850,000	106.38%	\$363,700	2.34
20	47 Lancaster Court	Colonial	4	2.2	51	\$945,000	\$885,000	\$850,000	96.05%	\$425,000	2.00
21	27 Mountain Avenue	CapeCod	4	3.0	42	\$1,065,000	\$1,065,000	\$1,025,000	96.24%	\$396,900	2.58
22	15 Green Way	TwnEndUn	3	3.1	5	\$1,120,000	\$1,120,000	\$1,120,000	100.00%	\$425,000	2.64
<b>AVERAGE</b>					32	\$661,995	\$652,450	\$643,932	98.76%		2.15

### "Active" Listings in New Providence

Number of Units: 71  
 Average List Price: \$696,880  
 Average Days on Market: 55

### "Under Contract" Listings in New Providence

Number of Units: 30  
 Average List Price: \$612,464  
 Average Days on Market: 37

# 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	32							50
List Price	\$754,633	\$567,750	\$605,837	\$537,571	\$602,544	\$652,450							\$615,383
Sales Price	\$728,333	\$546,000	\$597,050	\$519,143	\$590,722	\$643,932							\$602,468
SP:LP%	96.34%	95.10%	98.42%	96.54%	98.24%	98.76%							97.79%
SP to AV	2.10	1.96	1.83	2.10	2.09	2.15							2.07
# Units Sold	3	8	8	7	18	22							66
3 Mo Rate of Ab	5.07	5.69	9.75	7.63	7.40	4.59							6.69
Active Listings	50	54	62	67	75	71							63
Under Contracts	18	19	28	35	39	30							28

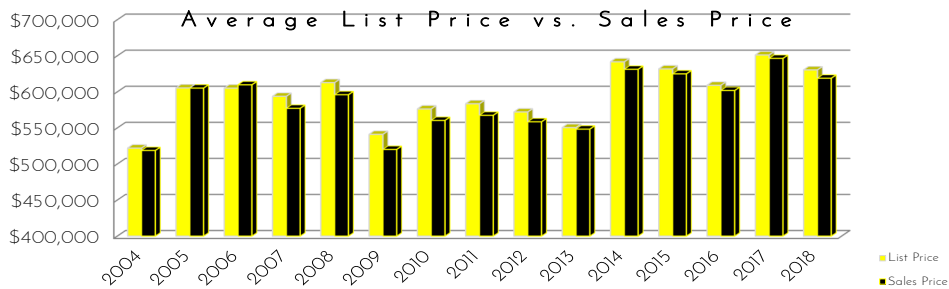
## Flashback! YTD 2018 vs YTD 2019

YTD	2018	2019	% Change
DOM	43	50	17.85%
Sales Price	\$664,225	\$602,468	-9.30%
LP:SP	98.49%	97.79%	-0.71%
SP:AV	2.16	2.07	-4.35%



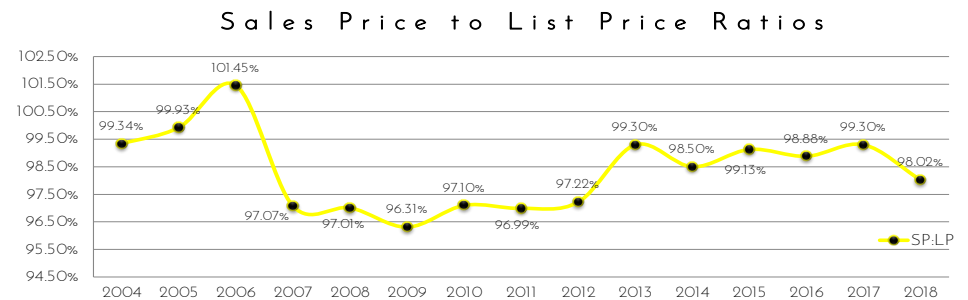
YTD	2018	2019	% Change
# Units Sold	55	66	20.00%
Rate of Ab 3 Mo	5.76	4.59	-20.31%
Actives	71	71	0.00%
Under Contracts	38	30	-21.05%

### New Providence Yearly Market Trends

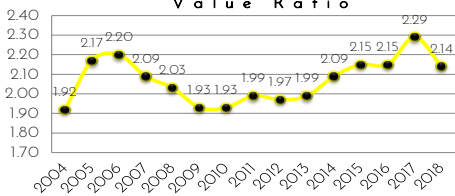


Year	LP	SP
2004	\$521,966	\$518,622
2005	\$605,409	\$605,152
2006	\$605,135	\$609,698
2007	\$593,767	\$577,094
2008	\$612,767	\$595,956
2009	\$541,011	\$520,133
2010	\$576,237	\$560,350
2011	\$583,442	\$567,434
2012	\$572,058	\$558,436
2013	\$550,452	\$548,261
2014	\$641,578	\$631,192
2015	\$631,763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

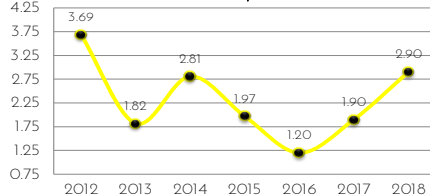
### New Providence Yearly Market Trends



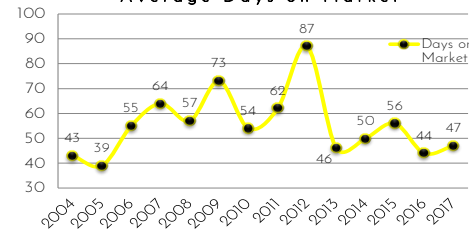
### Sales Price to Assessed Value Ratio



### 12 Month Rate of Absorption



### Average Days on Market



### Number of Units Sold

