

# New Providence

## July 2019 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	25 Murray Hill Square	OneFloor	2	2.0	76	\$349,999	\$349,999	\$328,000	93.71%	\$177,800	1.84
2	407 Elkwood Avenue	CapeCod	3	1.0	10	\$469,000	\$469,000	\$466,000	99.36%	\$216,200	2.16
3	51 Magnolia Drive	Split Level	3	2.0	8	\$535,000	\$535,000	\$535,000	100.00%	\$224,900	2.38
4	58 Evergreen Avenue	Split Level	3	1.2	10	\$540,000	\$540,000	\$542,000	100.37%	\$264,400	2.05
5	31 3rd Street	Ranch	3	2.1	56	\$619,000	\$599,000	\$580,000	96.83%	\$260,700	2.22
6	78 Woodbine Circle	Ranch	3	2.0	8	\$590,000	\$590,000	\$590,000	100.00%	\$287,100	2.06
7	31 Salem Road	CapeCod	4	3.0	21	\$599,000	\$599,000	\$590,000	98.50%	\$264,100	2.23
8	16 Constance Road	Split Level	4	2.1	16	\$645,000	\$645,000	\$630,000	97.67%	\$307,500	2.05
9	59 N Holmes Oval	Custom	5	3.0	42	\$765,000	\$749,999	\$740,000	98.67%	\$402,400	1.84
10	1 Salem Road	Custom	5	3.0	21	\$850,000	\$850,000	\$820,000	96.47%	\$274,700	2.99
11	63 Old Oak Drive	Colonial	4	2.1	10	\$775,000	\$775,000	\$820,000	105.81%	\$338,400	2.42
12	156 Pine Way	Split Level	5	3.0	1	\$870,000	\$870,000	\$870,000	100.00%	\$397,000	2.19
13	4 6th Street	Colonial	5	5.1	98	\$1,149,000	\$1,149,000	\$1,140,000	99.22%		
14	9 Green Way	TwnEndUn	3	3.1	1	\$1,195,000	\$1,195,000	\$1,150,000	96.23%	\$425,000	2.71
<b>AVERAGE</b>					<b>27</b>	<b>\$710,786</b>	<b>\$708,286</b>	<b>\$700,071</b>	<b>98.77%</b>		<b>2.24</b>

### "Active" Listings in New Providence

Number of Units: 68  
 Average List Price: \$702,135  
 Average Days on Market: 70

### "Under Contract" Listings in New Providence

Number of Units: 29  
 Average List Price: \$601,648  
 Average Days on Market: 39

# 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	27						46
List Price	\$754,633	\$567,750	\$605,837	\$537,571	\$602,544	\$652,450	\$708,286						\$631,641
Sales Price	\$728,333	\$546,000	\$597,050	\$519,143	\$590,722	\$643,932	\$700,071						\$619,549
SP:LP%	96.34%	95.10%	98.42%	96.54%	98.24%	98.76%	98.77%						97.96%
SP to AV	2.10	1.96	1.83	2.10	2.09	2.15	2.24						2.10
# Units Sold	3	8	8	7	18	22	14						80
3 Mo Rate of Ab	5.07	5.69	9.75	7.63	7.40	4.59	4.00						6.30
Active Listings	50	54	62	67	75	71	68						64
Under Contracts	18	19	28	35	39	30	29						28

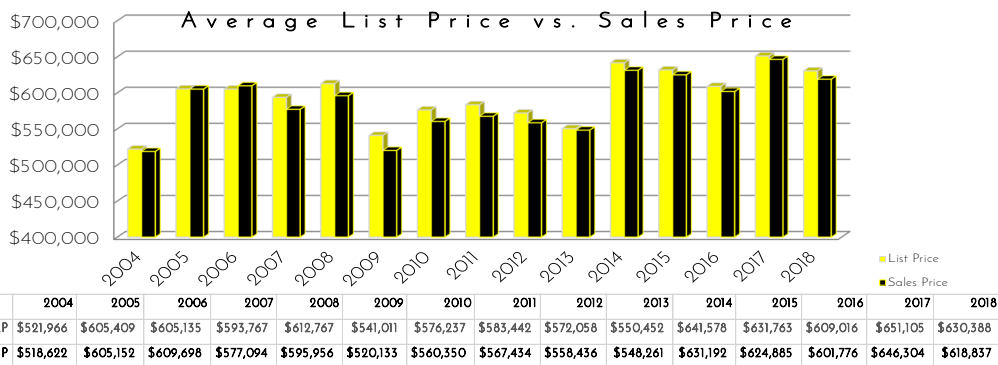
## Flashback! YTD 2018 vs YTD 2019

YTD	2018	2019	% Change
DOM	45	46	1.94%
Sales Price	\$655,087	\$619,549	-5.42%
LP:SP	98.69%	97.96%	-0.74%
SP:AV	2.15	2.10	-2.40%

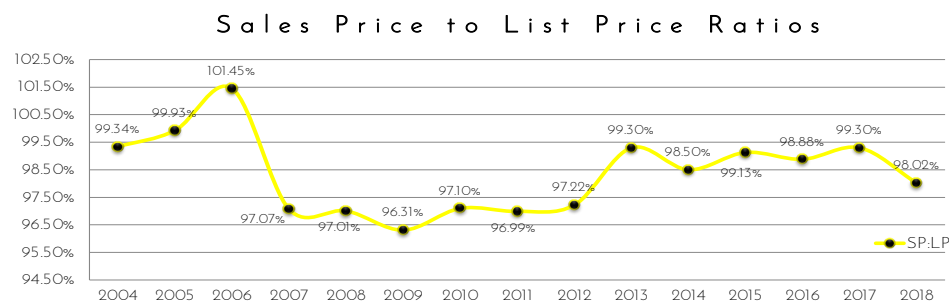


YTD	2018	2019	% Change
# Units Sold	79	80	1.27%
Rate of Ab 3 Mo	4.83	4.00	-17.18%
Actives	72	68	-5.56%
Under Contracts	27	29	7.41%

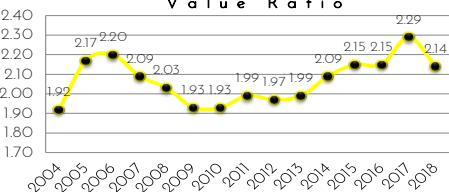
## New Providence Yearly Market Trends



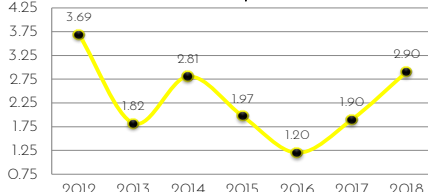
## New Providence Yearly Market Trends



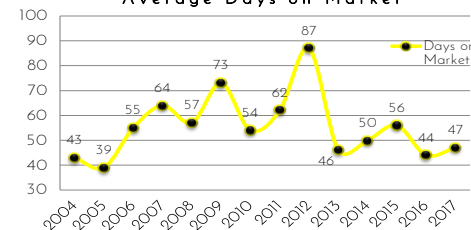
## Sales Price to Assessed Value Ratio



## 12 Month Rate of Absorption



## Average Days on Market



## Number of Units Sold

