

New Providence

December 2020 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	28 3rd Street	CapeCod	5	2.0	58	\$525,000	\$495,900	\$425,000	85.70%	\$250,100	1.70
2	63 Laurel Drive	Colonial	3	2.0	2	\$475,000	\$475,000	\$460,503	96.95%	\$249,400	1.85
3	383 Central Avenue	CapeCod	3	2.0	7	\$499,000	\$499,000	\$500,000	100.20%	\$208,800	2.39
4	25 Bergen Road	Colonial	3	2.0	14	\$499,000	\$499,000	\$504,000	101.00%	\$222,800	2.26
5	1542 Springfield Avenue	Split Level	4	2.1	82	\$630,000	\$550,000	\$508,000	92.36%	\$314,300	1.62
6	300 Elkwood Avenue	CapeCod	3	2.0	24	\$550,000	\$525,000	\$530,000	100.95%	\$243,600	2.18
7	1175 Springfield Avenue	Colonial	4	2.1	69	\$639,000	\$550,000	\$535,000	97.27%	\$239,300	2.24
8	266 Union Avenue	Split Level	3	2.1	15	\$589,000	\$589,000	\$589,000	100.00%	\$282,600	2.08
9	167 Maple Street	Split Level	4	2.2	11	\$585,000	\$585,000	\$595,000	101.71%	\$295,800	2.01
10	145 Knollwood Drive	Bi-Level	4	2.1	141	\$629,900	\$629,900	\$599,000	95.09%	\$310,400	1.93
11	10 Schindler Place	Split Level	3	2.1	8	\$569,000	\$569,000	\$601,000	105.62%	\$289,300	2.08
12	15 Martins Lane	Custom	3	2.0	55	\$624,999	\$619,999	\$610,000	98.39%	\$259,300	2.35
13	16 Hansell Road	Ranch	3	2.1	12	\$599,000	\$599,000	\$645,000	107.68%	\$345,900	1.86
14	20 Riverbend Court	TwnEndUn	3	3.0	14	\$649,000	\$649,000	\$649,000	100.00%		
15	166 Pittsford Way	Split Level	3	2.1	13	\$650,000	\$650,000	\$662,000	101.85%	\$330,500	2.00
16	31 Whitman Drive	Split Level	5	4.1	17	\$685,000	\$685,000	\$700,000	102.19%	\$316,800	2.21
17	38 Pittsford Way	CapeCod	4	2.0	14	\$689,000	\$689,000	\$705,000	102.32%	\$282,300	2.50
18	145 Hickson Drive	Split Level	5	3.1	13	\$785,000	\$785,000	\$810,000	103.18%	\$330,100	2.45
19	88 Candlewood Drive	RanchExp	5	4.0	10	\$799,999	\$799,999	\$840,000	105.00%	\$393,700	2.13
20	22 Fox Run	Ranch	3	3.0	11	\$815,000	\$815,000	\$879,000	107.85%	\$389,500	2.26

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21	101 Commonwealth Avenue	Colonial	4	3.1	31	\$889,000	\$889,000	\$890,000	100.11%	\$256,300	3.47
22	177 Runnymede Parkway	Colonial	5	3.1	35	\$1,100,000	\$998,000	\$998,000	100.00%	\$421,800	2.37
23	42 Magnolia Drive	Colonial	5	5.1	1	\$1,295,000	\$1,295,000	\$1,295,000	100.00%		
24	22 Colchester Road	Colonial	5	4.3	44	\$1,599,000	\$1,549,000	\$1,500,000	96.84%	\$676,400	2.22
25	29 Pine Court	Colonial	5	3.1	127	\$1,680,000	\$1,595,000	\$1,575,000	98.75%	\$783,100	2.01
AVERAGE					33	\$761,996	\$743,392	\$744,180	100.04%		2.18

"Active" Listings in New Providence

Number of Units: 15
 Average List Price: \$727,820
 Average Days on Market: 74

"Under Contract" Listings in New Providence

Number of Units: 19
 Average List Price: \$615,468
 Average Days on Market: 43

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	70	58	67	33	43	44	70	55	29	20	27	33	43
List Price	\$743,790	\$676,714	\$707,544	\$712,767	\$629,564	\$658,833	\$683,895	\$767,311	\$646,635	\$661,935	\$661,276	\$743,392	\$692,881
Sales Price	\$725,100	\$648,929	\$692,389	\$708,667	\$614,364	\$642,500	\$677,060	\$754,000	\$644,218	\$661,910	\$667,847	\$744,180	\$686,474
SP:LP%	97.11%	96.30%	98.45%	99.22%	97.86%	96.87%	98.84%	98.98%	99.69%	100.16%	100.59%	100.04%	99.13%
SP to AV	2.12	2.05	2.21	2.27	2.13	2.00	2.22	2.23	2.23	2.28	2.36	2.18	2.22
# Units Sold	10	7	9	9	11	6	21	18	23	20	17	25	176
3 Mo Rate of Ab	2.15	3.80	5.88	4.63	4.45	3.89	3.51	2.27	1.80	2.13	1.31	0.92	3.06
Active Listings	40	43	44	36	44	30	32	31	33	39	21	15	34
Under Contracts	14	22	16	14	16	38	35	36	37	36	32	19	26

Flashback! YTD 2018 vs YTD 2019

YTD	2019	2020	% Change
DOM	46	43	-7.25%
Sales Price	\$602,865	\$686,474	13.87%
LP:SP	98.11%	99.13%	1.04%
SP:AV	2.08	2.22	6.63%

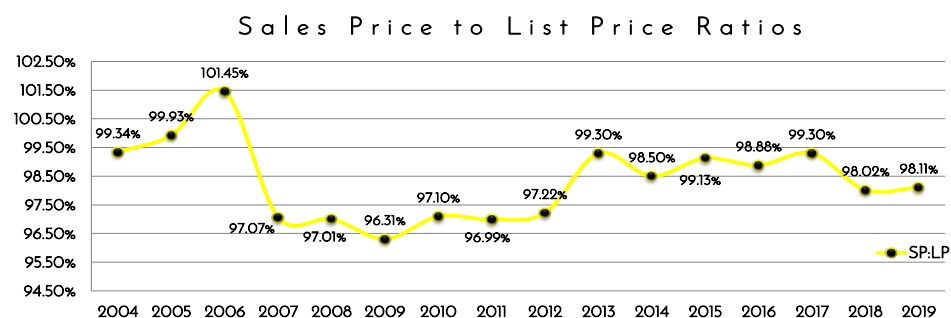


YTD	2019	2020	% Change
# Units Sold	169	176	4.14%
Rate of Ab 3 Mo	2.06	0.92	-55.34%
Actives	38	15	-60.53%
Under Contracts	12	19	58.33%

New Providence Yearly Market Trends



New Providence Yearly Market Trends



	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
LP	\$521,066	\$605,409	\$605,135	\$593,767	\$612,767	\$541,011	\$576,237	\$583,442	\$572,058	\$550,459	\$641,578	\$631,763	\$609,016	\$651,105	\$630,388	\$614,176
SP	\$518,622	\$605,152	\$609,690	\$577,094	\$595,956	\$520,133	\$560,350	\$567,434	\$558,436	\$546,261	\$631,192	\$601,776	\$646,304	\$618,857	\$602,865	

