

New Providence

February 2021 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	65 Marion Avenue	Ranch	2	1.0	19	\$339,000	\$339,000	\$355,000	104.72%	\$186,500	1.90
2	31 Vista Lane	CapeCod	3	2.0	70	\$480,000	\$465,000	\$452,500	97.31%	\$199,900	2.26
3	16 Riverbend Court	TwnIntUn	2	2.1	10	\$575,000	\$575,000	\$572,000	99.48%		
4	13 Riverbend Court	TwnIntUn	2	2.1	30	\$575,000	\$575,000	\$573,500	99.74%		
5	15 Riverbend Court	TwnIntUn	2	2.1	3	\$575,000	\$575,000	\$573,500	99.74%		
6	889 Springfield Avenue	CapeCod	3	2.0	6	\$634,000	\$634,000	\$635,200	100.19%	\$259,800	2.44
7	180 Hickson Drive	Bi-Level	4	2.1	1	\$625,000	\$625,000	\$677,000	108.32%	\$278,700	2.43
AVERAGE					20	\$543,286	\$541,143	\$548,386	101.36%		2.26

"Active" Listings in New Providence

Number of Units: 20
 Average List Price: \$779,185
 Average Days on Market: 38

"Under Contract" Listings in New Providence

Number of Units: 33
 Average List Price: \$743,400
 Average Days on Market: 31

New Providence 2021 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	38	20											31
List Price	\$646,617	\$541,143											\$607,758
Sales Price	\$631,208	\$548,386											\$600,695
SP:LP%	97.92%	101.36%											99.19%
SP to AV	1.87	2.26											2.12
# Units Sold	12	7											19
3 Mo Rate of Ab	1.29	1.28											1.29
Active Listings	19	20											20
Under Contracts	20	33											27

Flashback! YTD 2020 vs YTD 2021

YTD	2020	2021	% Change
DOM	65	31	-51.66%
Sales Price	\$693,735	\$600,695	-13.41%
LP:SP	96.78%	99.19%	2.49%
SP:AV	2.09	2.12	1.63%



YTD	2020	2021	% Change
# Units Sold	17	19	11.76%
Rate of Ab 3 Mo	4.09	1.28	-68.70%
Actives	43	20	-53.49%
Under Contracts	22	33	50.00%

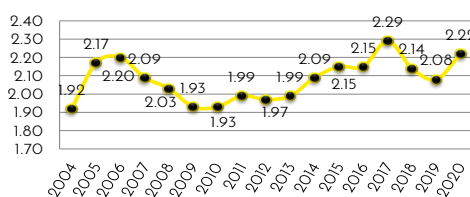
New Providence Yearly Market Trends

Average List Price vs. Sales Price

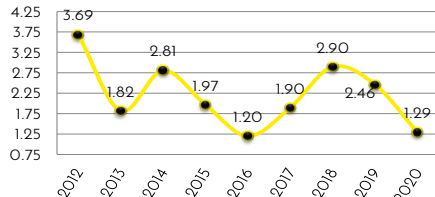


Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
LP	\$521,966	\$605,409	\$605,135	\$593,767	\$612,767	\$541,011	\$576,237	\$583,442	\$572,058	\$550,452	\$641,578	\$631,763	\$609,016	\$651,105	\$630,388	\$614,176	\$692,881
SP	\$518,622	\$605,152	\$609,698	\$577,094	\$595,956	\$520,133	\$560,350	\$567,434	\$558,436	\$548,261	\$631,192	\$624,885	\$601,776	\$646,304	\$618,837	\$602,865	\$686,474

Sales Price to Assessed Value Ratio



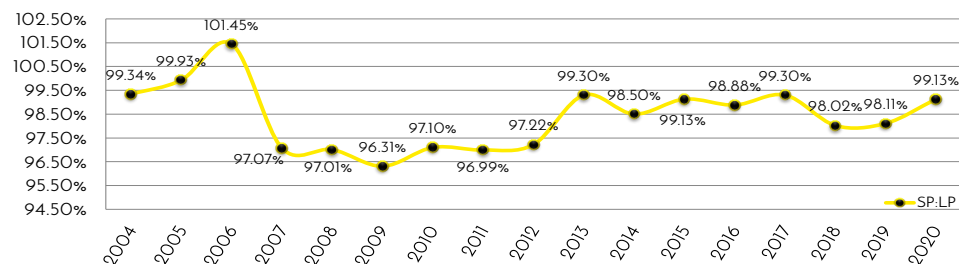
12 Month Rate of Absorption



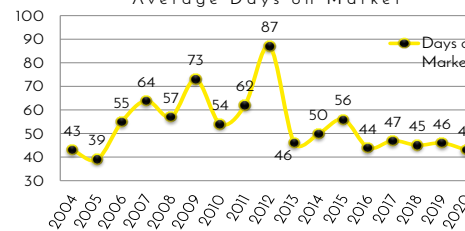
Data only available until 2012

New Providence Yearly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

