

# New Providence

## March 2021 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	5 Murray Hill Square	TwnEndUn	2	1.1	12	\$379,000	\$379,000	\$389,000	102.64%	\$213,500	1.82
2	7 The Arbors	TwnIntUn	2	2.1	63	\$429,000	\$419,000	\$410,000	97.85%	\$203,100	2.02
3	6 Magnolia Drive	Ranch	3	1.0	46	\$475,000	\$475,000	\$450,000	94.74%	\$209,500	2.15
4	1385 Springfield Avenue	Split Level	3	1.1	16	\$555,000	\$555,000	\$555,000	100.00%	\$267,400	2.08
5	92 High Street	RanchRas	4	2.0	22	\$585,000	\$585,000	\$595,000	101.71%	\$255,700	2.33
6	47 Pearl Street	Split Level	3	2.1	18	\$644,900	\$644,900	\$650,000	100.79%	\$225,100	2.89
7	71 Brookside Drive	Bi-Level	4	2.1	12	\$575,000	\$575,000	\$665,500	115.74%	\$310,400	2.14
8	19 Riverbend Court	TwnIntUn	3	3.0	35	\$685,000	\$685,000	\$674,000	98.39%		
9	72 Bradford Street	Split Level	4	2.0	8	\$649,900	\$649,900	\$680,000	104.63%	\$266,500	2.55
10	71 Colonial Way	Colonial	4	2.1	10	\$625,000	\$625,000	\$707,000	113.12%	\$335,200	2.11
11	11 Willow Street	Colonial	5	3.1	149	\$899,000	\$749,900	\$735,000	98.01%	\$360,400	2.04
12	400 Central Avenue	Colonial	4	2.1	18	\$900,000	\$900,000	\$875,000	97.22%	\$432,200	2.02
13	42 Overhill Road	Colonial	4	2.1	7	\$889,000	\$889,000	\$890,000	100.11%	\$419,500	2.12
14	11 Clinton Avenue	Colonial	5	3.2	92	\$1,189,000	\$1,149,000	\$998,000	86.86%		
15	43 Green Way	TwnEndUn	3	3.1	102	\$1,125,000	\$1,125,000	\$1,125,000	100.00%	\$425,000	2.65
<b>AVERAGE</b>					41	\$706,987	\$693,713	\$693,233	100.79%		2.22

### "Active" Listings in New Providence

Number of Units: 16  
 Average List Price: \$785,275  
 Average Days on Market: 45

### "Under Contract" Listings in New Providence

Number of Units: 41  
 Average List Price: \$741,394  
 Average Days on Market: 24

# 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	41										36
List Price	\$646,617	\$541,143	\$693,713										\$645,679
Sales Price	\$631,208	\$548,386	\$693,233										\$641,521
SP:LP%	97.92%	101.36%	100.79%										99.89%
SP to AV	1.87	2.26	2.22										2.17
# Units Sold	12	7	15										34
3 Mo Rate of Ab	1.29	1.28	1.37										1.31
Active Listings	19	20	16										18
Under Contracts	20	33	41										31

## Flashback! YTD 2020 vs YTD 2021

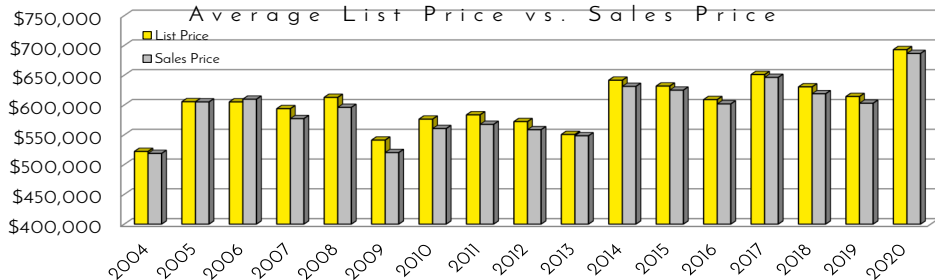
YTD	2020	2021	% Change
DOM	66	36	-45.93%
Sales Price	\$693,269	\$641,521	-7.46%
LP:SP	97.36%	99.89%	2.61%
SP:AV	2.14	2.17	1.49%



YTD	2020	2021	% Change
# Units Sold	26	34	30.77%
Rate of Ab 3 Mo	5.88	1.37	-76.70%
Actives	44	16	-63.64%
Under Contracts	16	41	156.25%

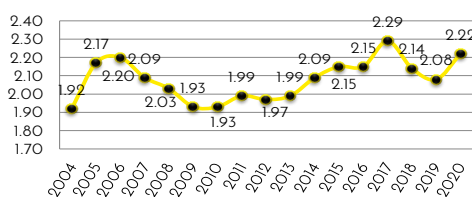
## New Providence Yearly Market Trends

Average List Price vs. Sales Price

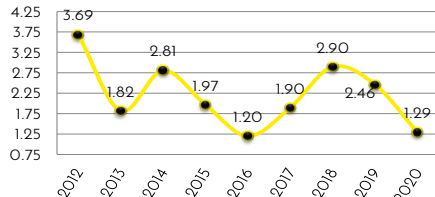


Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
LP	\$521,966	\$605,409	\$605,135	\$593,767	\$612,767	\$541,011	\$576,237	\$583,442	\$572,058	\$550,452	\$641,578	\$631,763	\$609,016	\$651,105	\$630,388	\$614,176	\$692,881
SP	\$518,622	\$605,152	\$609,698	\$577,094	\$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



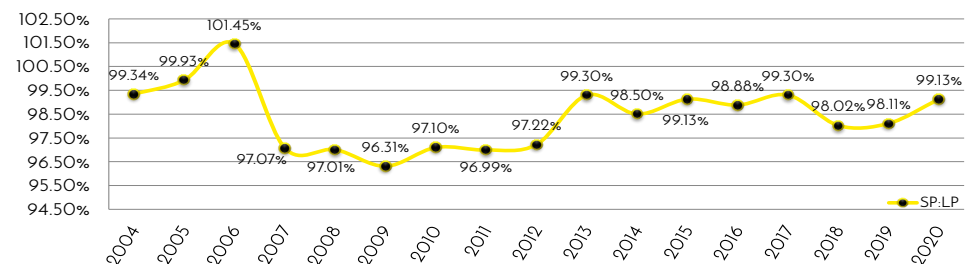
12 Month Rate of Absorption



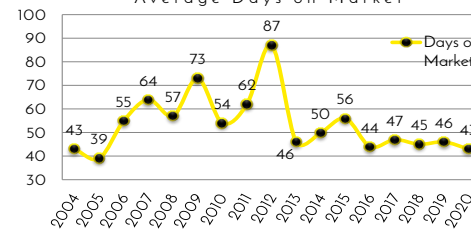
Data only available until 2012

## New Providence Yearly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

