

# New Providence

## September 2020 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assess- ment	SP:AV
1	1200 Springfield Avenue 4B	TwnIntUn	2	2.1	13	\$379,000	\$379,000	\$374,000	98.68%	\$191,200	1.96
2	32 Murray Hill Square	TwnEndUn	2	2.1	46	\$389,900	\$389,900	\$389,900	100.00%	\$220,400	1.77
3	1371 Springfield Avenue	TwnIntUn	2	2.1	60	\$415,000	\$400,000	\$400,000	100.00%	\$189,800	2.11
4	106 Commonwealth Avenue	CapeCod	3	2.0	66	\$509,900	\$489,000	\$475,000	97.14%	\$213,700	2.22
5	275 South Street	Split Level	4	2.0	24	\$479,000	\$479,000	\$475,000	99.16%	\$189,800	2.50
6	46 Greenwood Road	Split Level	3	1.1	9	\$499,900	\$499,900	\$527,000	105.42%	\$230,700	2.28
7	3 Wellings Road	Split Level	3	1.1	7	\$569,900	\$569,900	\$569,900	100.00%	\$242,900	2.35
8	17 Radcliffe Drive	Split Level	5	2.1	15	\$621,000	\$621,000	\$597,500	96.22%	\$269,200	2.22
9	20 Stanley Road	Split Level	4	2.1	73	\$679,000	\$649,900	\$610,000	93.86%	\$270,700	2.25
10	53 Ryder Way	Ranch	4	3.0	42	\$649,000	\$649,000	\$630,000	97.07%	\$318,300	1.98
11	152 Pittsford Way	Ranch	3	2.1	45	\$729,000	\$640,000	\$640,000	100.00%	\$310,500	2.06
12	115 Sagamore Drive	Split Level	4	2.1	11	\$649,000	\$649,000	\$655,000	100.92%	\$322,500	2.03
14	1724 Springfield Avenue	Colonial	4	2.1	33	\$675,000	\$675,000	\$665,000	98.52%	\$284,000	2.34
15	21 Fox Run	Bi-Level	4	2.1	6	\$625,000	\$625,000	\$665,000	106.40%	\$339,700	1.96
16	130 Knollwood Drive	Split Level	4	2.1	21	\$699,000	\$699,000	\$675,000	96.57%	\$366,300	1.84
17	102 Bradford Street	Custom	4	2.0	32	\$699,000	\$687,000	\$688,704	100.25%	\$255,500	2.70
18	9 Crossway	Split Level	3	3.1	9	\$699,000	\$699,000	\$705,000	100.86%	\$309,000	2.28
19	309 Maple Street	Colonial	3	3.1	6	\$719,000	\$719,000	\$730,000	101.53%	\$308,600	2.37
20	24 Thomas Street	Colonial	4	2.1	68	\$795,000	\$795,000	\$739,000	92.96%	\$250,900	2.95



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21	15 Possum Way	Colonial	4	3.1	9	\$799,000	\$799,000	\$800,000	100.13%	\$385,600	2.07
22	42 Delaware Avenue	Colonial	4	3.1	11	\$749,999	\$749,999	\$810,000	108.00%	\$341,400	2.37
23	40 Penwood Drive	Custom	4	3.0	10	\$810,000	\$810,000	\$816,000	100.74%	\$343,300	2.38
24	111 Oakwood Drive	Colonial	5	3.3	50	\$1,199,000	\$1,199,000	\$1,180,000	98.42%	\$518,500	2.28
AVERAGE					29	\$653,852	\$646,635	\$644,218	99.69%		2.23

### *"Active" Listings in New Providence*

Number of Units: 31  
 Average List Price: \$735,935  
 Average Days on Market: 57

### *"Under Contract" Listings in New Providence*

Number of Units: 36  
 Average List Price: \$640,306  
 Average Days on Market: 30



# New Providence 2020 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				57
List Price	\$743,790	\$676,714	\$707,544	\$712,767	\$629,564	\$658,833	\$683,895	\$767,311	\$646,635				\$703,399
Sales Price	\$725,100	\$648,929	\$692,389	\$708,667	\$614,364	\$642,500	\$677,060	\$754,000	\$644,218				\$690,179
SP:LP%	97.11%	96.30%	98.45%	99.22%	97.86%	96.87%	98.84%	98.98%	99.69%				98.23%
SP to AV	2.12	2.05	2.21	2.27	2.13	2.00	2.22	2.23	2.23				2.18
# Units Sold	10	7	9	9	11	6	21	18	24				115
3 Mo Rate of Ab	2.15	3.80	5.88	4.63	4.45	3.89	3.51	2.27	1.80				3.60
Active Listings	40	43	44	36	44	30	32	31	33				37
Under Contracts	14	22	16	14	16	38	35	36	37				25

## Flashback! YTD 2019 vs YTD 2020

YTD	2019	2020	% Change
DOM	45	57	27.49%
Sales Price	\$604,642	\$690,179	14.15%
LP:SP	97.99%	98.23%	0.24%
SP:AV	2.08	2.18	5.04%



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YTD	2019	2020	% Change
# Units Sold	117	91	-22.22%
Rate of Ab 3 Mo	3.86	1.80	-53.37%
Actives	56	33	-41.07%
Under Contracts	29	37	27.59%

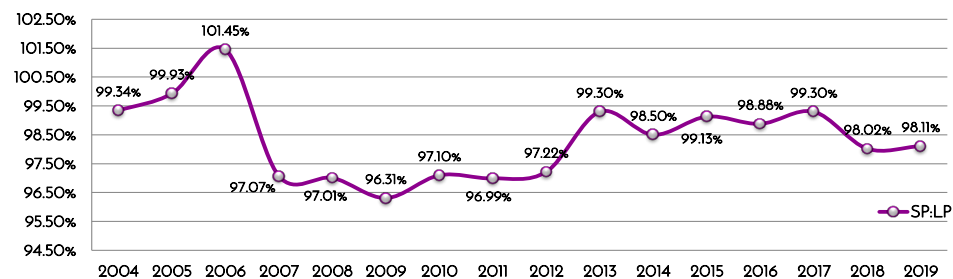
## New Providence Yearly Market Trends

Average List Price vs. Sales Price

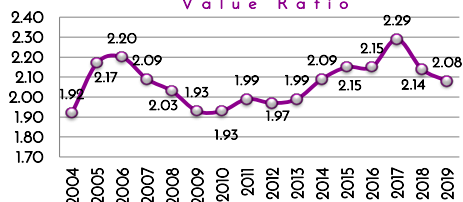


## New Providence Yearly Market Trends

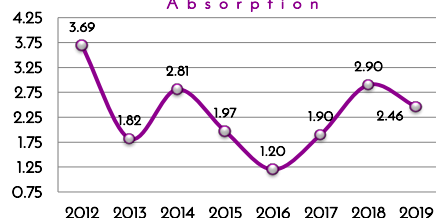
Sales Price to List Price Ratios



Sales Price to Assessed Value Ratio

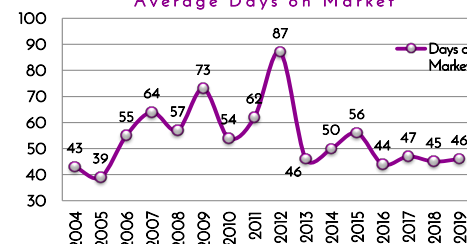


12 Month Rate of Absorption

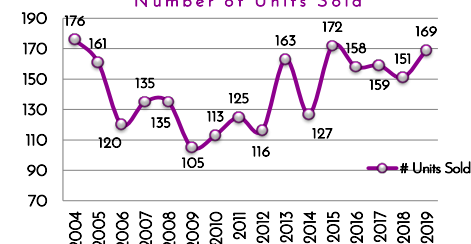


Data only available until 2012

Average Days on Market



Number of Units Sold



Michele DiBenedetto  
Broker Manager  
New Providence Office



908-432-5603

[Michele.D@BHHSNJ.com](mailto:Michele.D@BHHSNJ.com)

[MicheleD.com](http://MicheleD.com)



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