

New Providence

August 2020 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	14 Edgewood Avenue	Cape Cod	4	1.0	12	\$375,000	\$375,000	\$375,000	100.00%	\$182,200	2.06
2	11 Wilbur Street	Split Level	3	1.1	9	\$515,000	\$515,000	\$515,000	100.00%	\$204,400	2.52
3	104 Greenbrook Road	Split Level	3	2.0	0	\$579,000	\$579,000	\$520,000	89.81%	\$176,600	2.94
4	76 Brookside Drive	Split Level	4	2.1	392	\$619,900	\$544,900	\$527,000	96.71%	\$277,800	1.90
5	105 Hawthorne Drive	Ranch	3	2.1	32	\$539,000	\$539,000	\$535,000	99.26%	\$216,400	2.47
6	139 Walton Avenue	Split Level	3	2.1	16	\$555,000	\$555,000	\$565,000	101.80%	\$285,300	1.98
7	159 Mountain Avenue	Custom	3	2.1	12	\$599,000	\$599,000	\$620,000	103.51%	\$323,400	1.92
8	58 Primrose Drive	Split Level	3	2.1	28	\$675,000	\$639,000	\$621,000	97.18%	\$310,700	2.00
9	43 Crane Circle	Bi-Level	4	2.1	9	\$639,900	\$639,900	\$639,000	99.86%	\$284,100	2.25
10	73 Laurel Drive	Colonial	3	3.0	8	\$679,000	\$679,000	\$672,000	98.97%	\$294,300	2.28
11	223 Central Avenue	Split Level	4	3.0	7	\$689,000	\$689,000	\$694,000	100.73%	\$323,700	2.14
12	38 Bergen Road	Split Level	4	3.1	7	\$745,000	\$745,000	\$780,000	104.70%	\$299,500	2.60
13	93 Penwood Drive	Colonial	4	2.1	110	\$879,900	\$879,900	\$835,000	94.90%	\$410,200	2.04
14	30 Old Brook Lane	Cape Cod	4	2.1	8	\$800,000	\$800,000	\$870,000	108.75%	\$349,600	2.49
15	205 Central Avenue	Custom	5	4.1	195	\$1,109,000	\$1,059,000	\$1,035,000	97.73%	\$360,300	2.87
16	4 6th Street	Colonial	5	5.1	13	\$1,090,000	\$1,090,000	\$1,139,000	104.50%	\$561,700	2.03
17	387 Maple Street	Colonial	5	5.1	1	\$1,299,000	\$1,299,000	\$1,250,000	96.23%		
18	6 Old Brook Lane	Colonial	7	4.1	132	\$1,679,900	\$1,584,900	\$1,380,000	87.07%	\$926,300	1.49
AVERAGE					55	\$781,533	\$767,311	\$754,000	98.98%		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					57
List Price	\$743,790	\$676,714	\$707,544	\$712,767	\$629,564	\$658,833	\$683,895	\$767,311					\$703,399
Sales Price	\$725,100	\$648,929	\$692,389	\$708,667	\$614,364	\$642,500	\$677,060	\$754,000					\$690,179
SP:LP%	97.11%	96.30%	98.45%	99.22%	97.86%	96.87%	98.84%	98.98%					98.23%
SP to AV	2.12	2.05	2.21	2.27	2.13	2.00	2.22	2.23					2.18
# Units Sold	10	7	9	9	11	6	21	18					91
3 Mo Rate of Ab	2.15	3.80	5.88	4.63	4.45	3.89	3.51	2.27					3.82
Active Listings	40	43	44	36	44	30	32	31					38
Under Contracts	14	22	16	14	16	38	35	36					24

Flashback! YTD 2019 vs YTD 2020

YTD	2019	2020	% Change
DOM	44	57	30.11%
Sales Price	\$611,963	\$690,179	12.78%
LP:SP	98.09%	98.23%	0.15%
SP:AV	2.08	2.18	4.71%



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YTD	2019	2020	% Change
# Units Sold	105	91	-13.33%
Rate of Ab 3 Mo	3.05	2.27	-25.57%
Actives	68	31	-54.41%
Under Contracts	20	36	80.00%

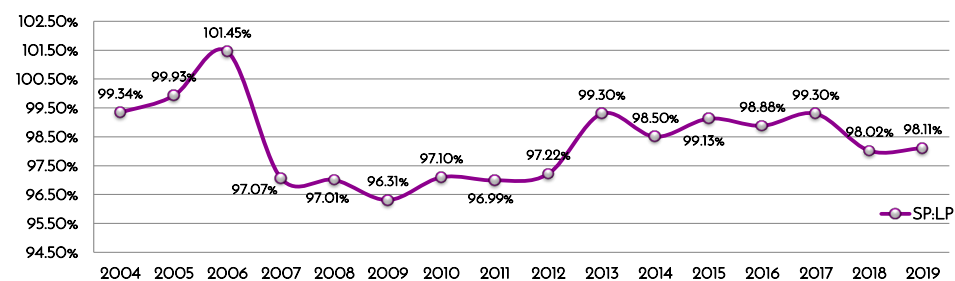
New Providence Yearly Market Trends

Average List Price vs. Sales Price

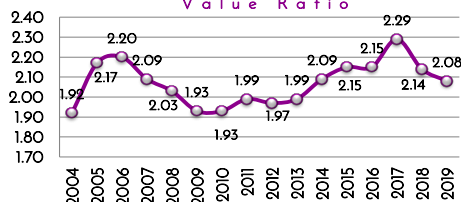


New Providence Yearly Market Trends

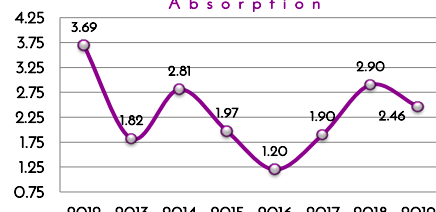
Sales Price to List Price Ratios



Sales Price to Assessed Value Ratio

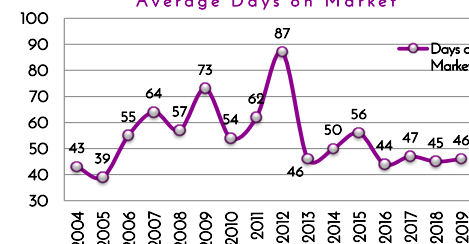


12 Month Rate of Absorption

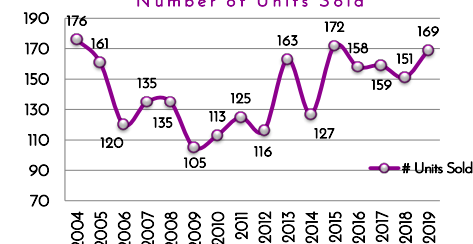


Data only available until 2012

Average Days on Market



Number of Units Sold



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