

# New Providence

## April 2022 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	26 E 3rd Street	Bi-Level	2	2.0	1	\$519,900	\$519,900	\$550,000	105.79%	\$214,700	2.56
2	24 Commonwealth Avenue	Custom	3	2.0	25	\$625,000	\$625,000	\$570,000	91.20%	\$306,900	1.86
3	57 Magnolia Drive	CapeCod	3	2.0	1	\$615,000	\$615,000	\$618,000	100.49%	\$207,600	2.98
4	37 Pearl Street	Split Level	4	2.0	8	\$599,000	\$599,000	\$687,000	114.69%	\$225,000	3.05
5	20 Lavina Court	Colonial	3	1.0	8	\$649,000	\$649,000	\$700,000	107.86%	\$211,600	3.31
6	58 Oxbow Drive	Split Level	3	3.0	13	\$749,000	\$749,000	\$910,580	121.57%	\$307,100	2.97
7	40 Colchester Road	Split Level	4	2.1	10	\$929,000	\$929,000	\$949,000	102.15%	\$433,000	2.19
8	31 Colchester Road	Custom	5	3.1	7	\$1,149,000	\$1,149,000	\$1,110,000	96.61%	\$457,200	2.43
9	72 Pleasantview Avenue	Custom	5	2.1	15	\$1,175,000	\$1,175,000	\$1,162,500	98.94%		
10	161 Colchester Road	Colonial	5	2.1	11	\$999,000	\$999,000	\$1,180,000	118.12%	\$442,300	2.67
11	150 Colchester Road	Colonial	5	2.1	7	\$1,195,000	\$1,195,000	\$1,225,000	102.51%	\$475,000	2.58
12	8 Salt Brook Road	Colonial	5	5.1	11	\$1,595,000	\$1,595,000	\$1,510,000	94.67%		
AVERAGE					10	\$899,908	\$899,908	\$931,007	104.55%		2.66

### "Active" Listings in New Providence

Number of Units: 10  
 Average List Price: \$1,040,600  
 Average Days on Market: 13

### "Under Contract" Listings in New Providence

Number of Units: 28  
 Average List Price: \$814,729  
 Average Days on Market: 28

# 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	25	39	23	10									24
List Price	\$633,575	\$659,742	\$819,890	\$899,908									\$750,383
Sales Price	\$645,625	\$691,338	\$886,400	\$931,007									\$784,340
SP:LP%	101.79%	104.52%	107.62%	104.55%									104.49%
SP to AV	2.41	2.43	2.61	2.66									2.58
# Units Sold	12	12	10	12									46
3 Mo Rate of Ab	0.63	0.57	0.73	0.97									0.73
Active Listings	8	8	7	10									8
Under Contracts	16	25	31	28									25

## Flashback! YTD 2020 vs YTD 2021

YTD	2021	2022	% Change
DOM	33	24	-27.20%
Sales Price	\$679,652	\$784,340	15.40%
LP:SP	100.29%	104.49%	4.19%
SP:AV	2.23	2.58	15.61%

Prominent  
Properties

**Sotheby's**  
INTERNATIONAL REALTY

YTD	2021	2022	% Change
# Units Sold	54	46	-14.81%
Rate of Ab 3 Mo	1.31	0.97	-25.95%
Actives	18	10	-44.44%
Under Contracts	42	28	-33.33%

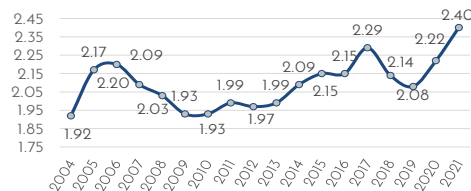
## New Providence Yearly Market Trends

Average List Price vs. Sales Price

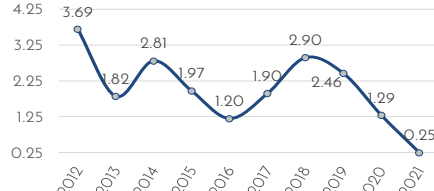


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
LP	\$521,966	\$605,409	\$605,135	\$593,767	\$612,767	\$541,011	\$576,237	\$583,442	\$572,058	\$550,452	\$641,578	\$631,763	\$609,016	\$651,105	\$630,388	\$614,176	\$692,881	\$709,827
SP	\$518,622	\$605,152	\$609,698	\$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	\$725,637

Sales Price to Assessed Value Ratio



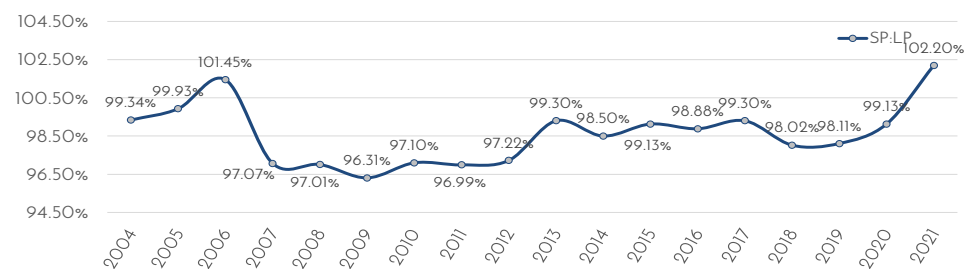
12 Month Rate of Absorption



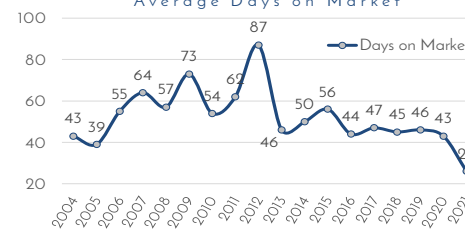
Data only available until 2012

## New Providence Yearly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

