

New Providence

August 2022 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	1371 Springfield Avenue U10	TwnIntUn	2	2.1	33	\$485,000	\$485,000	\$470,000	96.91%	\$196,400	2.39
2	63 Charnwood Road	CapeCod	4	1.0	12	\$449,000	\$449,000	\$475,000	105.79%	\$193,200	2.46
3	7 Ridgeview Avenue	Colonial	3	1.0	26	\$499,999	\$499,999	\$499,999	100.00%	\$224,200	2.23
4	54 Commonwealth Avenue	CapeCod	3	2.0	42	\$589,000	\$519,000	\$510,000	98.27%	\$211,700	2.41
5	29 Pittsford Way	Ranch	3	2.0	30	\$599,000	\$599,000	\$600,000	100.17%	\$279,300	2.15
6	335 Central Avenue	SplitLev	3	1.1	9	\$550,000	\$550,000	\$615,000	111.82%	\$253,800	2.42
7	95 Woodbine Circle	SplitLev	3	2.1	13	\$649,000	\$649,000	\$682,317	105.13%	\$299,900	2.28
8	31 Salem Road	CapeCod	4	3.0	30	\$699,000	\$699,000	\$683,000	97.71%	\$264,100	2.59
9	17 Dogwood Lane	CapeCod	3	2.0	15	\$699,000	\$699,000	\$765,000	109.44%	\$291,100	2.63
10	30 Brier Court	Colonial	4	2.1	50	\$799,000	\$769,000	\$770,000	100.13%	\$333,500	2.31
11	40 Brier Court	Colonial	4	2.1	9	\$799,000	\$799,000	\$799,000	100.00%	\$372,800	2.14
12	51 Possum Way	Custom	5	3.0	34	\$850,000	\$850,000	\$827,000	97.29%	\$329,000	2.51
13	47 Penwood Drive	SplitLev	5	2.1	9	\$850,000	\$850,000	\$860,000	101.18%	\$377,700	2.28
14	94 Crane Circle	SplitLev	3	2.1	18	\$725,000	\$725,000	\$860,000	118.62%	\$306,000	2.81
15	20 Pewter Lane	Colonial	4	2.1	10	\$839,000	\$839,000	\$891,500	106.26%	\$348,400	2.56
16	28 Woodbine Circle	SplitLev	4	2.1	18	\$750,000	\$750,000	\$901,000	120.13%	\$309,900	2.91
17	26 Fairview Avenue	RanchExp	5	3.0	9	\$999,900	\$999,900	\$999,000	99.91%	\$348,400	2.87
18	100 Grant Avenue	SplitLev	4	3.1	9	\$989,000	\$989,000	\$1,075,000	108.70%	\$363,700	2.96
19	68 Knollwood Drive	Custom	4	2.1	9	\$979,000	\$979,000	\$1,125,000	114.91%	\$399,700	2.81
20	14 Hickson Drive	Custom	4	2.1	23	\$1,100,000	\$1,100,000	\$1,125,000	102.27%	\$332,500	3.38
21	16 Old Brook Lane	Colonial	3	2.1	18	\$1,049,000	\$1,049,000	\$1,230,000	117.25%	\$326,500	3.77
22	25 Bergen Road	Colonial	5	4.1	15	\$1,479,000	\$1,479,000	\$1,450,000	98.04%		
AVERAGE					20	\$792,132	\$787,586	\$827,855	105.00%		2.61

"Active" Listings in New Providence

Number of Units: 16
 Average List Price: \$943,681
 Average Days on Market: 80

"Under Contract" Listings in New Providence

Number of Units: 15
 Average List Price: \$774,253
 Average Days on Market: 21

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	14	16	16	20					19
List Price	\$633,575	\$659,742	\$819,890	\$899,908	\$812,759	\$892,427	\$870,750	\$787,586					\$808,739
Sales Price	\$645,625	\$691,338	\$886,400	\$931,007	\$927,888	\$981,039	\$925,050	\$827,855					\$867,326
SP:LP%	101.79%	104.52%	107.62%	104.55%	113.21%	110.57%	106.41%	105.00%					107.10%
SP to AV	2.41	2.43	2.61	2.66	2.80	2.80	2.83	2.61					2.69
# Units Sold	12	12	10	12	17	22	20	22					127
3 Mo Rate of Ab	0.63	0.57	0.73	0.97	1.26	1.56	0.81	0.80					0.92
Active Listings	8	8	7	10	15	22	14	16					13
Under Contracts	16	25	31	28	33	27	25	15					25

Flashback! YTD 2020 vs YTD 2021

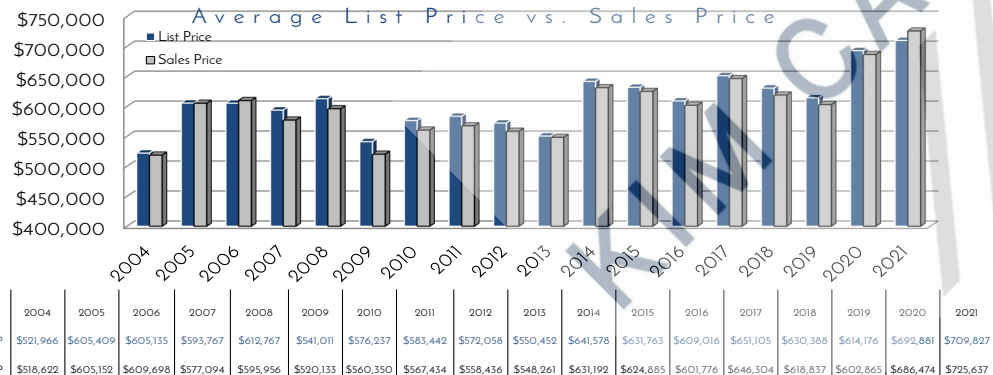
YTD	2021	2022	% Change
DOM	24	19	-18.60%
Sales Price	\$724,864	\$867,326	19.65%
LP:SP	102.39%	107.10%	4.60%
SP:AV	2.37	2.69	13.77%

Prominent Properties
Sotheby's
INTERNATIONAL REALTY

YTD	2021	2022	% Change
# Units Sold	145	127	-12.41%
Rate of Ab 3 Mo	0.72	0.80	11.11%
Actives	12	16	33.33%
Under Contracts	25	15	-40.00%

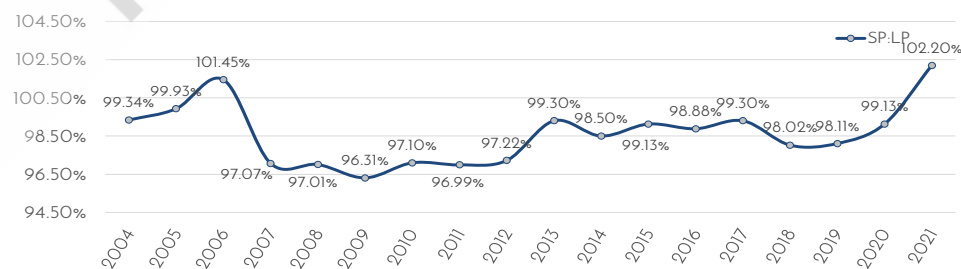
New Providence Yearly Market Trends

Average List Price vs. Sales Price

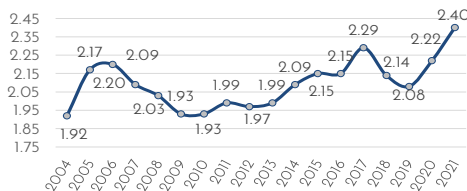


New Providence Yearly Market Trends

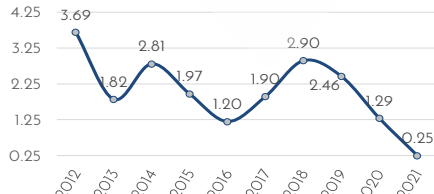
Sales Price to List Price Ratios



Sales Price to Assessed Value Ratio

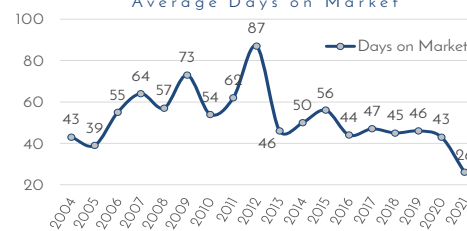


12 Month Rate of Absorption



Data only available until 2012

Average Days on Market



Number of Units Sold

