

# New Providence

## February 2022 Market Snapshot

| Units          | Address                 | Style       | Bedrms | Baths | DOM | Orig. List Price | List Price | Sales Price | SP:LP   | Total Assessment | SP:AV |
|----------------|-------------------------|-------------|--------|-------|-----|------------------|------------|-------------|---------|------------------|-------|
| 1              | 145 Union Avenue        | CapeCod     | 3      | 2.0   | 13  | \$415,000        | \$415,000  | \$425,000   | 102.41% | \$191,200        | 2.22  |
| 2              | 931 Central Avenue      | CapeCod     | 4      | 2.1   | 12  | \$519,000        | \$519,000  | \$551,000   | 106.17% | \$226,700        | 2.43  |
| 3              | 11 Fairview Avenue      | CapeCod     | 4      | 1.0   | 8   | \$512,000        | \$512,000  | \$555,059   | 108.41% | \$200,000        | 2.78  |
| 4              | 19 Slope Drive          | Split Level | 3      | 1.2   | 71  | \$630,000        | \$630,000  | \$600,000   | 95.24%  | \$276,500        | 2.17  |
| 5              | 1099 Springfield Avenue | Ranch       | 3      | 1.0   | 12  | \$589,900        | \$589,900  | \$600,000   | 101.71% | \$293,400        | 2.04  |
| 6              | 5 Dogwood Lane          | Colonial    | 3      | 2.0   | 17  | \$619,000        | \$619,000  | \$625,000   | 100.97% | \$225,200        | 2.78  |
| 7              | 850 Central Avenue      | CapeCod     | 3      | 2.0   | 10  | \$575,000        | \$575,000  | \$630,000   | 109.57% | \$230,100        | 2.74  |
| 8              | 1D Foley Square         | TwnEndUn    | 3      | 2.1   | 286 | \$675,000        | \$645,000  | \$635,000   | 98.45%  | \$362,600        | 1.75  |
| 9              | 28 Vista Lane           | CapeCod     | 4      | 2.0   | 12  | \$639,000        | \$639,000  | \$690,000   | 107.98% | \$261,000        | 2.64  |
| 10             | 39 Dogwood Lane         | Split Level | 4      | 2.1   | 1   | \$899,000        | \$899,000  | \$910,000   | 101.22% |                  |       |
| 11             | 6 Timothy Field Road    | Colonial    | 4      | 2.1   | 14  | \$975,000        | \$975,000  | \$999,999   | 102.56% | \$427,000        | 2.34  |
| 12             | 257 Runnymede Parkway   | Split Level | 4      | 2.1   | 10  | \$899,000        | \$899,000  | \$1,075,000 | 119.58% | \$378,900        | 2.84  |
| <b>AVERAGE</b> |                         |             |        |       | 39  | \$662,242        | \$659,742  | \$691,338   | 104.52% |                  | 2.43  |

### "Active" Listings in New Providence

Number of Units: 8  
 Average List Price: \$687,363  
 Average Days on Market: 33

### "Under Contract" Listings in New Providence

Number of Units: 25  
 Average List Price: \$902,452  
 Average Days on Market: 22

# 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        |       |       |     |      |      |        |           |         |          |          | 32        |
| List Price      | \$633,575 | \$659,742 |       |       |     |      |      |        |           |         |          |          | \$646,658 |
| Sales Price     | \$645,625 | \$691,338 |       |       |     |      |      |        |           |         |          |          | \$668,482 |
| SP:LP%          | 101.79%   | 104.52%   |       |       |     |      |      |        |           |         |          |          | 103.16%   |
| SP to AV        | 2.41      | 2.43      |       |       |     |      |      |        |           |         |          |          | 2.42      |
| # Units Sold    | 12        | 12        |       |       |     |      |      |        |           |         |          |          | 24        |
| 3 Mo Rate of Ab | 0.63      | 0.57      |       |       |     |      |      |        |           |         |          |          | 0.60      |
| Active Listings | 8         | 8         |       |       |     |      |      |        |           |         |          |          | 8         |
| Under Contracts | 16        | 25        |       |       |     |      |      |        |           |         |          |          | 21        |

## Flashback! YTD 2020 vs YTD 2021

| YTD         | 2021      | 2022      | % Change |
|-------------|-----------|-----------|----------|
| DOM         | 31        | 32        | 1.84%    |
| Sales Price | \$600,695 | \$668,482 | 11.28%   |
| LP:SP       | 99.19%    | 103.16%   | 4.00%    |
| SP:AV       | 2.12      | 2.42      | 14.00%   |

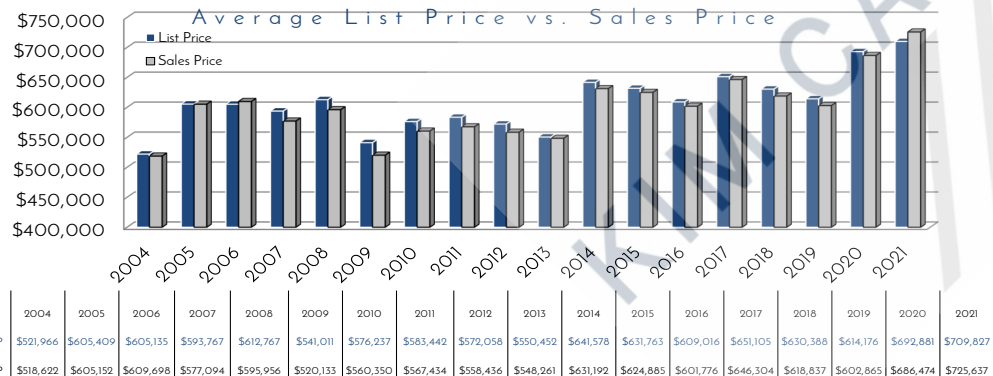
Prominent Properties

**Sotheby's**  
INTERNATIONAL REALTY

| YTD             | 2021 | 2022 | % Change |
|-----------------|------|------|----------|
| # Units Sold    | 19   | 24   | 26.32%   |
| Rate of Ab 3 Mo | 1.28 | 0.57 | -55.47%  |
| Actives         | 20   | 8    | -60.00%  |
| Under Contracts | 33   | 25   | -24.24%  |

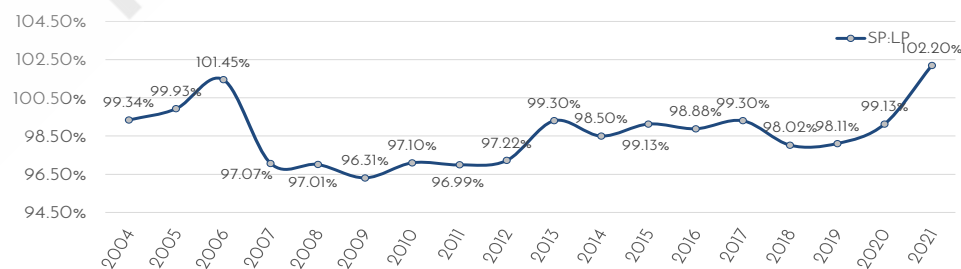
## New Providence Yearly Market Trends

Average List Price vs. Sales Price

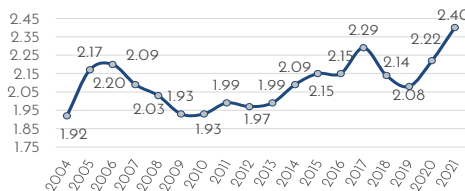


## New Providence Yearly Market Trends

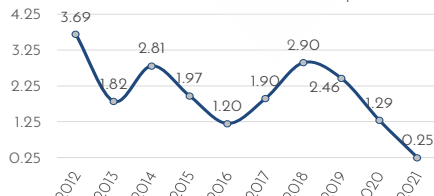
Sales Price to List Price Ratios



Sales Price to Assessed Value Ratio

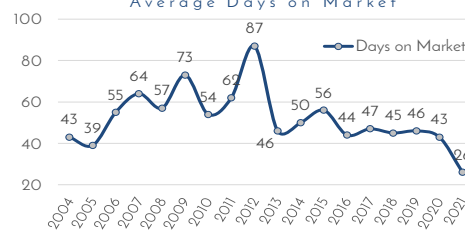


12 Month Rate of Absorption



Data only available until 2012

Average Days on Market



Number of Units Sold

