

# New Providence

## January 2022 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	12 W Third Street	CapeCod	2	1.0	76	\$450,000	\$450,000	\$430,000	95.56%	\$186,700	2.30
2	1766E Springfield Avenue	TwnIntUn	3	2.1	41	\$479,000	\$479,000	\$465,000	97.08%	\$189,200	2.46
3	77 Evergreen Avenue	Split Level	3	1.2	12	\$499,000	\$499,000	\$520,000	104.21%	\$251,900	2.06
4	267 South Street	Split Level	4	2.0	45	\$559,000	\$519,000	\$535,000	103.08%	\$197,100	2.71
5	11 Valentine Road	Split Level	3	1.1	14	\$599,000	\$599,000	\$600,000	100.17%	\$247,200	2.43
6	48 Deerfield Road	Split Level	4	2.1	13	\$599,000	\$599,000	\$662,000	110.52%	\$288,600	2.29
7	8 Ridgeview Avenue	CapeCod	4	2.0	24	\$725,000	\$725,000	\$700,000	96.55%	\$285,600	2.45
8	250 Woodbine Circle	Split Level	4	2.1	12	\$679,000	\$679,000	\$706,000	103.98%	\$302,300	2.34
9	29 Crane Circle	Split Level	4	2.1	23	\$730,000	\$730,000	\$740,000	101.37%	\$297,300	2.49
10	22 Porter Place	Split Level	4	2.1	10	\$725,000	\$725,000	\$785,500	108.34%	\$258,500	3.04
11	1021 Springfield Avenue	Contemp	6	3.2	20	\$799,000	\$799,000	\$799,000	100.00%	\$489,300	1.63
12	135 Commonwealth Avenue	Split Level	4	2.2	12	\$799,900	\$799,900	\$805,000	100.64%	\$293,400	2.74
AVERAGE					25	\$636,908	\$633,575	\$645,625	101.79%		2.41

### "Active" Listings in New Providence

Number of Units: 8  
 Average List Price: \$758,125  
 Average Days on Market: 43

### "Under Contract" Listings in New Providence

Number of Units: 16  
 Average List Price: \$775,106  
 Average Days on Market: 41

# 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												25
List Price	\$633,575												\$633,575
Sales Price	\$645,625												\$645,625
SP:LP%	101.79%												101.79%
SP to AV	2.41												2.41
# Units Sold	12												12
3 Mo Rate of Ab	0.63												0.63
Active Listings	8												8
Under Contracts	16												16

## Flashback! YTD 2020 vs YTD 2021

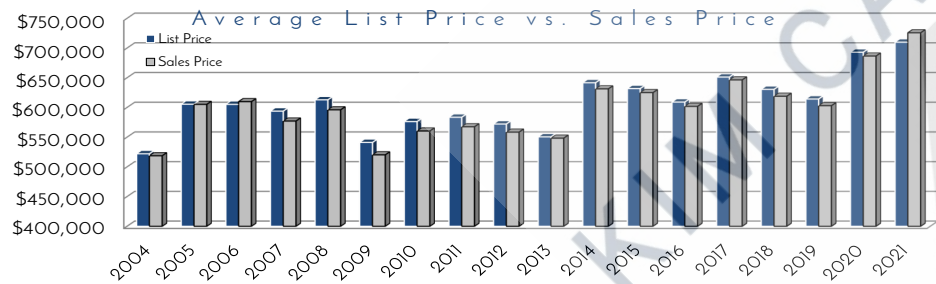
YTD	2021	2022	% Change
DOM	38	25	-34.06%
Sales Price	\$631,208	\$645,625	2.28%
LP:SP	97.92%	101.79%	3.95%
SP:AV	2.08	2.41	16.10%

Prominent Properties

**Sotheby's**  
INTERNATIONAL REALTY

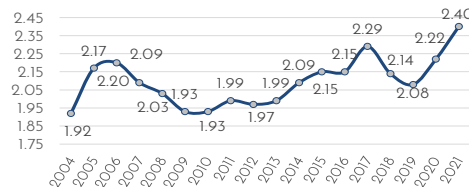
YTD	2021	2022	% Change
# Units Sold	12	12	0.00%
Rate of Ab 3 Mo	1.29	0.63	-51.16%
Actives	19	8	-57.89%
Under Contracts	20	16	-20.00%

## New Providence Yearly Market Trends

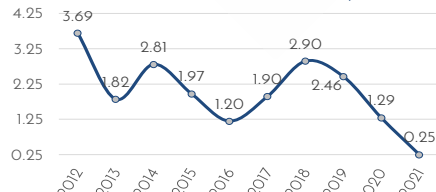


Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
LP	\$521,966	\$605,409	\$605,135	\$593,767	\$612,767	\$541,011	\$576,237	\$583,442	\$572,058	\$550,452	\$641,578	\$631,763	\$609,016	\$651,105	\$630,388	\$614,176	\$692,881	\$709,827
SP	\$518,622	\$605,152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



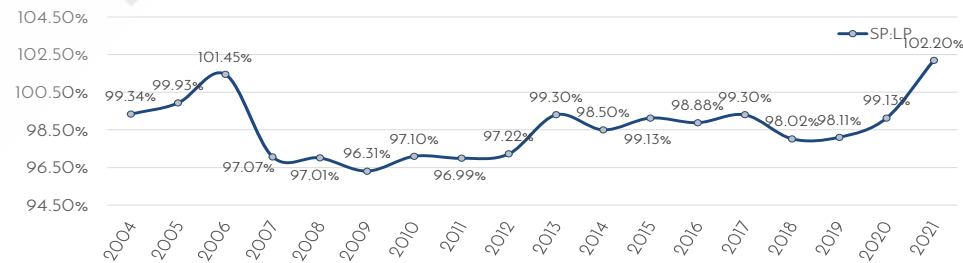
### 12 Month Rate of Absorption



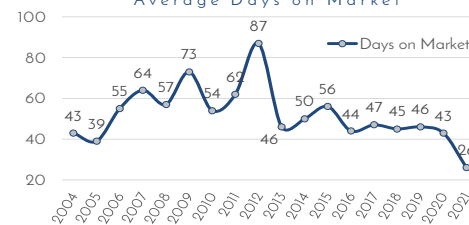
Data only available until 2012

## New Providence Yearly Market Trends

### Sales Price to List Price Ratios



### Average Days on Market



### Number of Units Sold

