

New Providence

July 2022 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	52 Forest Road	Split Level	3	1.1	14	\$549,000	\$549,000	\$575,000	104.74%	\$215,200	2.67
2	82 The Fellsway	CapeCod	4	1.1	15	\$599,000	\$599,000	\$599,000	100.00%	\$220,300	2.72
3	54 Murray Hill Square	TwnEndUn	3	3.1	23	\$625,000	\$625,000	\$600,000	96.00%	\$245,600	2.44
4	20 Birch Place	CapeCod	3	2.0	8	\$639,000	\$639,000	\$681,000	106.57%	\$217,600	3.13
5	15 Oxbow Drive	Split Level	3	2.1	52	\$650,000	\$650,000	\$685,000	105.38%	\$243,800	2.81
6	17 Fairview Avenue	Colonial	3	3.0	17	\$686,000	\$686,000	\$690,000	100.58%	\$239,200	2.88
7	127 Pittsford Way	Split Level	3	2.1	13	\$649,000	\$649,000	\$726,000	111.86%	\$293,400	2.47
8	89 Bradford Street	Split Level	3	3.0	21	\$689,000	\$689,000	\$781,000	113.35%	\$270,100	2.89
9	14 Tall Oaks Drive	Colonial	5	3.0	27	\$825,000	\$750,000	\$800,000	106.67%	\$329,800	2.43
10	4 Murray Hill Manor	TwnIntUn	3	3.1	14	\$825,000	\$825,000	\$825,000	100.00%	\$268,800	3.07
11	42 Princeton Drive	Colonial	4	2.1	19	\$849,000	\$849,000	\$825,000	97.17%	\$365,300	2.26
12	165 Pittsford Way	Ranch	3	3.0	14	\$700,000	\$700,000	\$920,000	131.43%	\$316,900	2.90
13	35 Walton Avenue	Custom	6	3.0	10	\$899,000	\$899,000	\$999,999	111.23%	\$311,700	3.21
14	157 Runnymede Parkway	Colonial	7	4.0	18	\$1,099,000	\$1,099,000	\$1,100,000	100.09%	\$428,100	2.57
15	14 Birch Place	Colonial	4	2.1	9	\$939,000	\$939,000	\$1,104,000	117.57%	\$381,500	2.89
16	28 Badgley Drive	Custom	4	3.0	1	\$1,149,000	\$1,149,000	\$1,150,000	100.09%	\$367,000	3.13
17	32 Verona Road	Colonial	4	2.1	13	\$1,179,000	\$1,179,000	\$1,200,000	101.78%	\$443,100	2.71
18	15 Walker Drive	Custom	5	3.1	9	\$1,225,000	\$1,225,000	\$1,330,000	108.57%	\$438,500	3.03
19	53 Midvale Drive	Colonial	4	2.2	14	\$1,250,000	\$1,250,000	\$1,410,000	112.80%	\$437,500	3.22
20	1021 Springfield Avenue	Contemp	6	3.2	14	\$1,465,000	\$1,465,000	\$1,500,000	102.39%	\$489,300	3.07
AVERAGE					16	\$874,500	\$870,750	\$925,050	106.41%		2.83

"Active" Listings in New Providence

Number of Units: 14
 Average List Price: \$789,829
 Average Days on Market: 56

"Under Contract" Listings in New Providence

Number of Units: 25
 Average List Price: \$815,996
 Average Days on Market: 20

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						19
List Price	\$633,575	\$659,742	\$819,890	\$899,908	\$812,759	\$892,427	\$870,750						\$813,170
Sales Price	\$645,625	\$691,338	\$886,400	\$931,007	\$927,888	\$981,039	\$925,050						\$875,596
SP:LP%	101.79%	104.52%	107.62%	104.55%	113.21%	110.57%	106.41%						107.54%
SP to AV	2.41	2.43	2.61	2.66	2.80	2.80	2.83						2.71
# Units Sold	12	12	10	12	17	22	20						105
3 Mo Rate of Ab	0.63	0.57	0.73	0.97	1.26	1.56	0.81						0.93
Active Listings	8	8	7	10	15	22	14						12
Under Contracts	16	25	31	28	33	27	25						26

Flashback! YTD 2020 vs YTD 2021

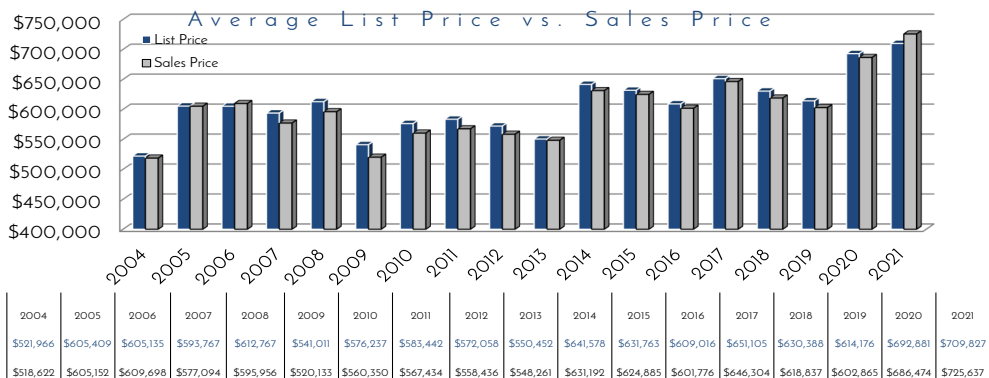
YTD	2021	2022	% Change
DOM	24	19	-20.84%
Sales Price	\$726,690	\$875,596	20.49%
LP:SP	102.34%	107.54%	5.08%
SP:AV	2.35	2.71	15.04%

Prominent
Properties

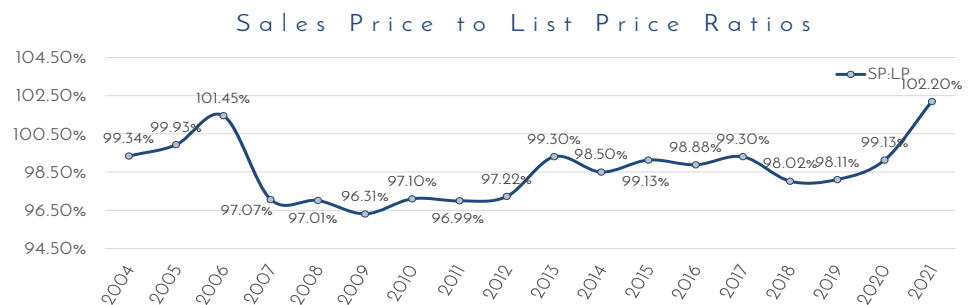
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YTD	2021	2022	% Change
# Units Sold	118	105	-11.02%
Rate of Ab 3 Mo	1.06	0.81	-23.58%
Actives	22	14	-36.36%
Under Contracts	37	25	-32.43%

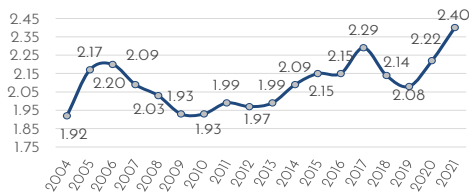
New Providence Yearly Market Trends



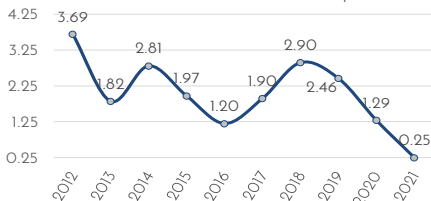
New Providence Yearly Market Trends



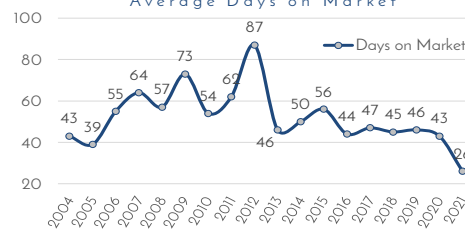
Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



Average Days on Market



Number of Units Sold

