

# New Providence

## June 2022 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	28 Commonwealth Avenue	CapeCod	3	2.0	17	\$475,000	\$475,000	\$485,000	102.11%	\$194,900	2.49
2	491 Central Avenue	Ranch	3	2.0	16	\$459,900	\$459,900	\$614,000	133.51%	\$231,000	2.66
3	78 Bradford Street	Split Level	3	2.0	16	\$629,000	\$629,000	\$620,000	98.57%	\$238,800	2.60
4	135 Union Avenue	Colonial	3	2.1	7	\$599,000	\$599,000	\$641,000	107.01%	\$218,200	2.94
5	335 Charnwood Road	Split Level	3	2.1	22	\$649,000	\$649,000	\$657,500	101.31%	\$265,600	2.48
6	76 W 4th Street	Split Level	3	2.0	8	\$659,000	\$659,000	\$669,000	101.52%	\$280,900	2.38
7	23 Bradford Street	Split Level	4	2.0	9	\$649,000	\$649,000	\$722,000	111.25%	\$251,200	2.87
8	167 Division Avenue	Colonial	4	1.1	24	\$799,000	\$749,000	\$762,000	101.74%	\$321,900	2.37
9	61 Possum Way	Split Level	4	2.1	13	\$775,000	\$775,000	\$877,500	113.23%	\$331,800	2.64
10	83 Evergreen Avenue	Split Level	4	3.0	13	\$799,000	\$799,000	\$890,000	111.39%	\$268,700	3.31
11	108 Sagamore Drive	Split Level	4	2.1	16	\$929,000	\$885,000	\$900,000	101.69%	\$321,100	2.80
12	37 Jones Drive	Custom	4	2.1	15	\$789,000	\$789,000	\$911,000	115.46%	\$342,300	2.66
13	4C Foley Square	TwnEndUn	4	4.0	10	\$899,000	\$899,000	\$925,000	102.89%	\$435,100	2.13
14	14 Pittsford Way	Custom	4	3.1	10	\$850,000	\$850,000	\$999,999	117.65%	\$256,900	3.89
15	124 Woodbine Circle	Split Level	3	2.1	10	\$849,000	\$849,000	\$1,020,000	120.14%	\$329,000	3.10
16	275 Woodbine Circle	Ranch	4	2.1	10	\$875,000	\$875,000	\$1,035,000	118.29%	\$360,300	2.87
17	118 Candlewood Drive	Ranch	4	3.0	9	\$825,000	\$825,000	\$1,100,000	133.33%	\$383,400	2.87
18	95 Candlewood Drive	Split Level	6	3.1	11	\$1,149,500	\$1,149,500	\$1,275,000	110.92%	\$439,200	2.90
19	17 Kline Boulevard	Colonial	5	4.1	77	\$1,299,000	\$1,299,000	\$1,290,000	99.31%		
20	6 Pittsford Way	Colonial	4	3.1	18	\$1,250,000	\$1,250,000	\$1,425,000	114.00%	\$441,700	3.23
21	99 Colchester Road	Colonial	5	2.2	10	\$1,295,000	\$1,295,000	\$1,492,000	115.21%	\$519,800	2.87
22	106 Pine Way	Colonial	6	5.3	11	\$2,225,000	\$2,225,000	\$2,271,861	102.11%	\$844,400	2.69
AVERAGE					16	\$896,700	\$892,427	\$981,039	110.57%		2.80

### "Active" Listings in New Providence

Number of Units: 22  
 Average List Price: \$753,355  
 Average Days on Market: 40

### "Under Contract" Listings in New Providence

Number of Units: 27  
 Average List Price: \$877,515  
 Average Days on Market: 19

# 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							20
List Price	\$633,575	\$659,742	\$819,890	\$899,908	\$812,759	\$892,427							\$799,622
Sales Price	\$645,625	\$691,338	\$886,400	\$931,007	\$927,888	\$981,039							\$863,960
SP:LP%	101.79%	104.52%	107.62%	104.55%	113.21%	110.57%							107.81%
SP to AV	2.41	2.43	2.61	2.66	2.80	2.80							2.68
# Units Sold	12	12	10	12	17	22							85
3 Mo Rate of Ab	0.63	0.57	0.73	0.97	1.26	1.56							0.95
Active Listings	8	8	7	10	15	22							12
Under Contracts	16	25	31	28	33	27							27

## Flashback! YTD 2020 vs YTD 2021

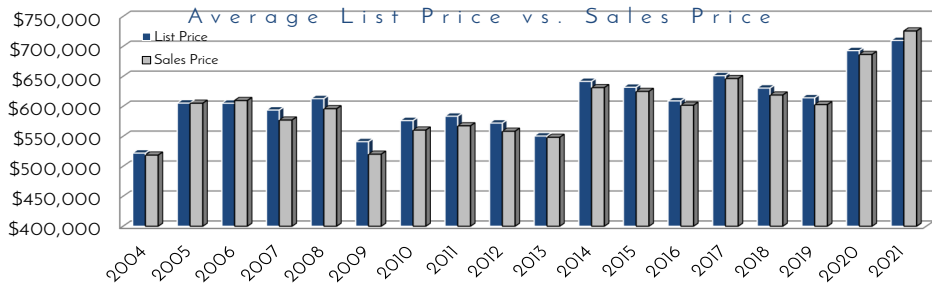
YTD	2021	2022	% Change
DOM	26	20	-24.00%
Sales Price	\$706,556	\$863,960	22.28%
LP:SP	102.23%	107.81%	5.46%
SP:AV	2.34	2.68	14.43%

Prominent Properties  
**Sotheby's**  
INTERNATIONAL REALTY

YTD	2021	2022	% Change
# Units Sold	93	85	-8.60%
Rate of Ab 3 Mo	1.71	1.56	-8.77%
Actives	28	22	-21.43%
Under Contracts	48	27	-43.75%

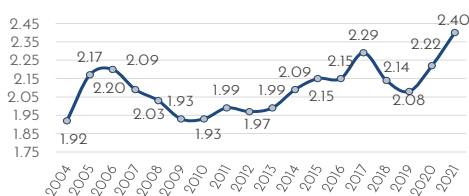
## New Providence Yearly Market Trends

Average List Price vs. Sales Price

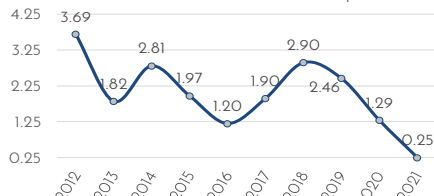


Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
LP	\$521,966	\$605,409	\$605,135	\$593,767	\$612,767	\$541,011	\$576,237	\$583,442	\$572,058	\$550,452	\$641,578	\$631,763	\$609,016	\$651,105	\$630,388	\$614,176	\$692,881	\$709,827
SP	\$518,622	\$605,152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



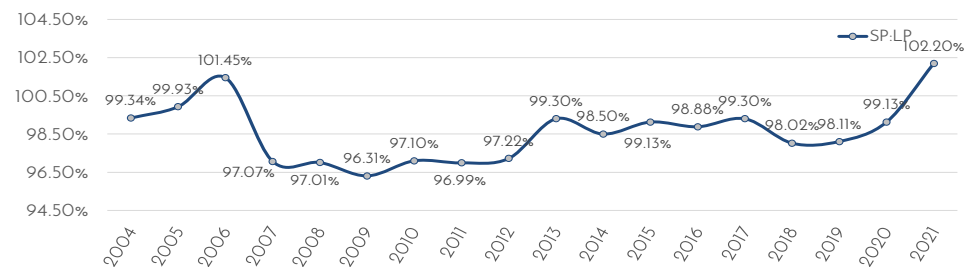
12 Month Rate of Absorption



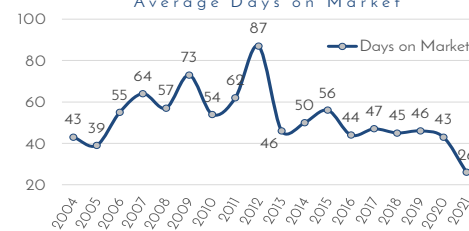
Data only available until 2012

## New Providence Yearly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

