

# New Providence

## November 2022 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	293 Charnwood Road	Split Level	3	1.2	73	\$495,000	\$465,000	\$441,173	94.88%	\$261,800	1.69
2	1200 Springfield Avenue 1D	TwnEndUn	2	2.1	43	\$459,000	\$449,000	\$449,000	100.00%	\$211,100	2.13
3	997 Central Avenue	Split Level	3	1.1	24	\$479,000	\$479,000	\$510,000	106.47%	\$217,400	2.35
4	60 Ridgeview Avenue	Colonial	4	2.0	303	\$569,000	\$584,999	\$525,000	89.74%	\$217,000	2.42
5	937 Central Avenue	Bi-Level	4	1.1	11	\$499,000	\$499,000	\$555,000	111.22%	\$236,300	2.35
6	386 Maple Street	Split Level	4	2.1	15	\$649,000	\$649,000	\$660,000	101.69%	\$284,300	2.32
7	52 Greenwood Road	Split Level	7	3.1	50	\$709,000	\$709,000	\$700,000	98.73%	\$297,600	2.35
8	6 Badgley Drive	Split Level	4	2.1	17	\$789,000	\$789,000	\$825,000	104.56%	\$275,300	3.00
9	216 Woodbine Circle	Split Level	4	2.1	17	\$799,000	\$799,000	\$850,000	106.38%	\$300,100	2.83
10	1110 Springfield Avenue	Colonial	5	2.1	71	\$950,000	\$899,000	\$885,000	98.44%	\$308,600	2.87
11	37 Verona Road	Colonial	4	2.1	63	\$1,085,000	\$1,085,000	\$975,000	89.86%	\$285,800	3.41
12	72 Stoneridge Road	Colonial	4	3.1	17	\$1,249,000	\$1,249,000	\$1,200,000	96.08%	\$428,000	2.80
13	28 W 3rd Street	TwnEndUn	4	4.1	36	\$1,350,000	\$1,275,000	\$1,237,500	97.06%		
<b>AVERAGE</b>					57	\$775,462	\$763,923	\$754,821	99.63%		2.54

### "Active" Listings in New Providence

Number of Units: 10  
 Average List Price: \$1,086,400  
 Average Days on Market: 43

### "Under Contract" Listings in New Providence

Number of Units: 14  
 Average List Price: \$753,486  
 Average Days on Market: 61

# 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	22	34	57		23
List Price	\$633,575	\$659,742	\$819,890	\$899,908	\$812,759	\$892,427	\$870,750	\$787,586	\$810,742	\$709,000	\$763,923		\$800,261
Sales Price	\$645,625	\$691,338	\$886,400	\$931,007	\$927,888	\$981,039	\$925,050	\$827,855	\$837,417	\$730,000	\$754,821		\$849,076
SP:LP%	101.79%	104.52%	107.62%	104.55%	113.21%	110.57%	106.41%	105.00%	102.56%	103.47%	99.63%		105.97%
SP to AV	2.41	2.43	2.61	2.66	2.80	2.80	2.83	2.61	2.48	2.64	2.54		2.66
# Units Sold	12	12	10	12	17	22	20	22	12	8	13		160
3 Mo Rate of Ab	0.63	0.57	0.73	0.97	1.26	1.56	0.81	0.80	0.96	0.86	0.91		0.91
Active Listings	8	8	7	10	15	22	14	16	16	14	10		13
Under Contracts	16	25	31	28	33	27	25	15	15	20	14		23

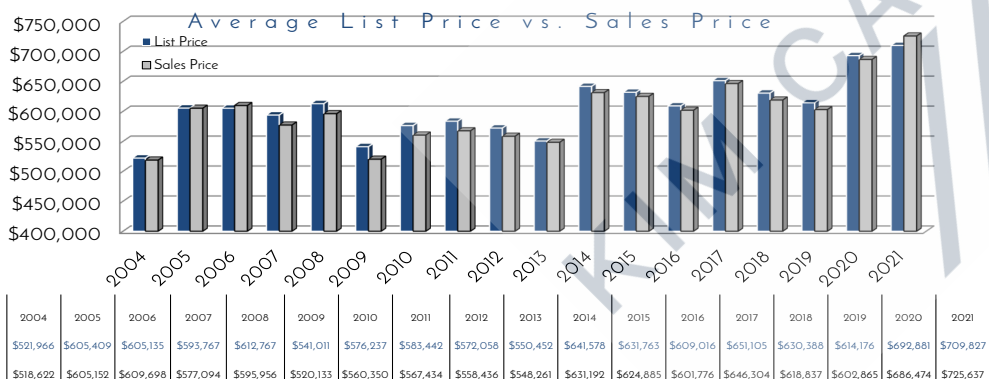
## Flashback! YTD 2020 vs YTD 2021

YTD	2021	2022	% Change
DOM	26	23	-8.81%
Sales Price	\$724,384	\$849,076	17.21%
LP:SP	102.10%	105.97%	3.79%
SP:AV	2.39	2.66	11.39%

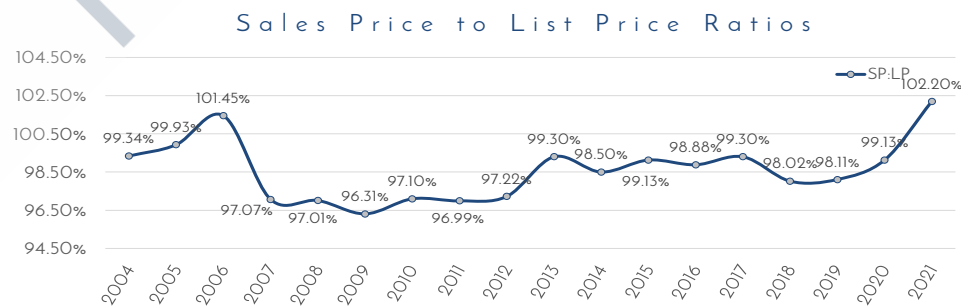
Prominent Properties  
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INTERNATIONAL REALTY

YTD	2021	2022	% Change
# Units Sold	183	160	-12.57%
Rate of Ab 3 Mo	0.69	0.91	31.88%
Actives	7	10	42.86%
Under Contracts	27	14	-48.15%

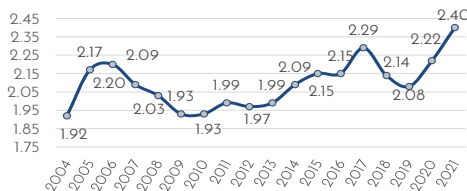
## New Providence Yearly Market Trends



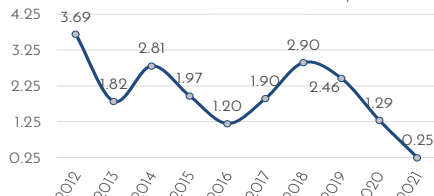
## New Providence Yearly Market Trends



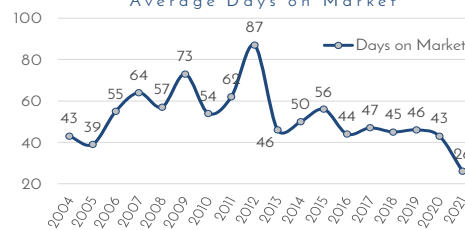
### Sales Price to Assessed Value Ratio



### 12 Month Rate of Absorption



### Average Days on Market



### Number of Units Sold

