

# New Providence

## October 2020 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	102 Pearl Street	Ranch	3	2.1	23	\$429,000	\$410,000	\$399,000	97.32%	\$196,500	2.03
2	11 Murray Hill Square	TwnEndUn	2	2.2	9	\$389,900	\$389,900	\$405,000	103.87%	\$190,000	2.13
3	20 Birch Place	CapeCod	3	2.0	7	\$499,000	\$499,000	\$499,000	100.00%	\$195,100	2.56
4	218 Runnymede Parkway	CapeCod	3	2.0	29	\$542,600	\$542,600	\$540,000	99.52%	\$235,500	2.29
5	11 The Arbors	TwnEndUn	3	2.1	29	\$549,000	\$549,000	\$567,000	103.28%	\$246,200	2.30
6	39 Bradford Street	Colonial	4	1.1	26	\$564,500	\$564,500	\$585,000	103.63%	\$256,500	2.28
7	121 Grant Avenue	Split Level	3	2.1	10	\$599,000	\$599,000	\$599,000	100.00%	\$275,800	2.17
8	41 Kendrick Road	CapeCod	3	2.0	20	\$615,000	\$615,000	\$600,000	97.56%	\$262,400	2.29
9	157 Division Avenue	Split Level	4	2.1	44	\$629,000	\$629,000	\$620,000	98.57%	\$266,100	2.33
10	63 Walnut Street	Split Level	4	2.1	28	\$650,000	\$650,000	\$630,000	96.92%	\$307,400	2.05
11	14 Midvale Drive	Split Level	4	2.1	5	\$597,000	\$609,000	\$630,000	103.45%	\$289,400	2.18
12	120 The Fellsway	CapeCod	4	2.0	25	\$615,000	\$615,000	\$641,000	104.23%	\$249,800	2.57
13	34 Kendrick Road	CapeCod	4	2.0	49	\$679,000	\$649,000	\$650,000	100.15%	\$278,900	2.33
14	76 Overhill Road	Split Level	3	2.0	20	\$674,000	\$659,000	\$652,500	99.01%	\$296,900	2.20
15	67 Laurel Drive	Colonial	3	2.0	18	\$700,000	\$700,000	\$695,000	99.29%	\$255,900	2.72
16	57 Pitney Avenue	Colonial	4	2.1	10	\$729,900	\$729,900	\$729,900	100.00%	\$341,400	2.14
17	66 Crescent Drive	Colonial	3	2.1	10	\$772,000	\$772,000	\$765,000	99.09%	\$311,000	2.46
18	21 Acorn Drive	Colonial	4	3.1	12	\$899,000	\$899,000	\$877,000	97.55%	\$422,000	2.08
19	97 Commonwealth Avenue	Colonial	4	3.1	10	\$998,800	\$998,800	\$998,800	100.00%		
20	61 Crescent Drive	Colonial	5	4.2	13	\$1,159,000	\$1,159,000	\$1,155,000	99.65%		
AVERAGE					20	\$664,535	\$661,935	\$661,910	100.16%		2.28

### *"Active"* Listings in New Providence

Number of Units: 39  
 Average List Price: \$719,320  
 Average Days on Market: 42

### *"Under Contract"* Listings in New Providence

Number of Units: 36  
 Average List Price: \$720,103  
 Average Days on Market: 32

# New Providence 2020 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	70	58	67	33	43	44	70	55	29	20			47
List Price	\$743,790	\$676,714	\$707,544	\$712,767	\$629,564	\$658,833	\$683,895	\$767,311	\$646,635	\$661,935			\$687,467
Sales Price	\$725,100	\$648,929	\$692,389	\$708,667	\$614,364	\$642,500	\$677,060	\$754,000	\$644,218	\$661,910			\$678,071
SP:LP%	97.11%	96.30%	98.45%	99.22%	97.86%	96.87%	98.84%	98.98%	99.69%	100.16%			98.77%
SP to AV	2.12	2.05	2.21	2.27	2.13	2.00	2.22	2.23	2.23	2.28			2.21
# Units Sold	10	7	9	9	11	6	21	18	23	20			134
3 Mo Rate of Ab	2.15	3.80	5.88	4.63	4.45	3.89	3.51	2.27	1.80	2.13			3.45
Active Listings	40	43	44	36	44	30	32	31	33	39			37
Under Contracts	14	22	16	14	16	38	35	36	37	36			26

## Flashback! YTD 2019 vs YTD 2020

YTD	2019	2020	% Change
DOM	46	47	1.04%
Sales Price	\$607,080	\$678,071	11.69%
LP:SP	98.10%	98.77%	0.68%
SP:AV	2.09	2.21	5.66%

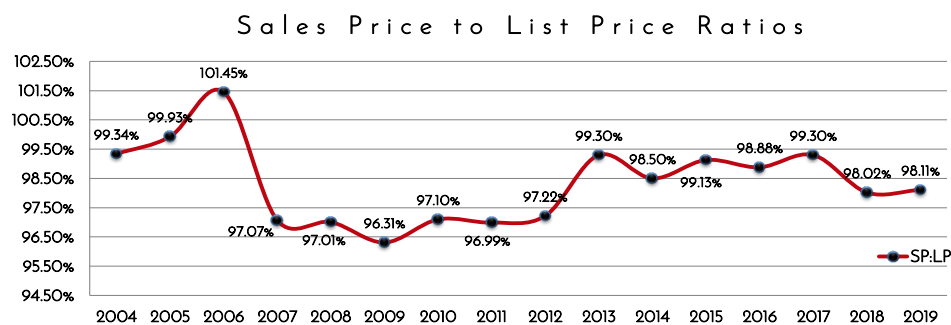


YTD	2019	2020	% Change
# Units Sold	133	134	0.75%
Rate of Ab 3 Mo	3.25	2.13	-34.46%
Actives	47	39	-17.02%
Under Contracts	31	36	16.13%

## New Providence Yearly Market Trends



## New Providence Yearly Market Trends



	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
LP	\$521,966	\$605,409	\$605,135	\$593,767	\$612,767	\$541,011	\$576,237	\$583,442	\$579,058	\$550,452	\$641,578	\$631,763	\$609,016	\$651,105	\$630,388	\$614,176
SP	\$516,622	\$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

