

New Providence

November 2020 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	244 Elkwood Avenue	Ranch	3	2.1	23	\$369,900	\$369,900	\$350,000	94.62%	\$231,900	1.51
2	31 Mountain Avenue	Ranch	3	2.0	17	\$450,000	\$450,000	\$440,000	97.78%	\$219,100	2.01
3	41 Martins Avenue	Ranch	3	3.0	106	\$499,999	\$469,999	\$463,500	98.62%	\$232,800	1.99
4	843 Mountain Avenue	Colonial	3	1.1	86	\$479,900	\$474,900	\$474,900	100.00%	\$196,100	2.42
5	10 2nd Street	CapeCod	3	2.1	19	\$498,900	\$498,900	\$495,000	99.22%	\$193,400	2.56
6	399 Central Avenue	Colonial	4	1.1	34	\$519,995	\$519,995	\$520,000	100.00%	\$236,900	2.20
7	30 Fairmount Road	CapeCod	3	2.0	14	\$519,000	\$519,000	\$520,000	100.19%	\$229,800	2.26
8	1072 Springfield Avenue	SplitLev	4	2.0	49	\$599,900	\$575,000	\$550,000	95.65%	\$242,900	2.26
9	36 Stoneridge Road	RanchExp	3	2.0	8	\$600,000	\$600,000	\$600,000	100.00%	\$343,000	1.75
10	1579 Springfield Avenue	Split Level	3	2.2	7	\$660,000	\$660,000	\$665,000	100.76%	\$320,700	2.07
11	98 Pittsford Way	Ranch	3	2.0	8	\$640,000	\$640,000	\$700,000	109.38%	\$304,100	2.30
12	10 5th Street	Colonial	4	3.0	8	\$739,000	\$739,000	\$740,000	100.14%	\$228,400	3.24
13	970 Springfield Avenue	Colonial	4	4.1	7	\$820,000	\$820,000	\$855,000	104.27%	\$318,400	2.69
14	71 Magnolia Drive	Colonial	5	4.0	13	\$795,000	\$795,000	\$875,000	110.06%	\$270,900	3.23
15	11 W 3rd Street	TwndUn	4	4.1	16	\$965,000	\$965,000	\$960,000	99.48%		
16	27 Delaware Avenue	Colonial	5	4.0	22	\$995,000	\$995,000	\$985,000	98.99%	\$398,100	2.47
17	552 Union Avenue	Colonial	5	4.0	15	\$1,150,000	\$1,150,000	\$1,160,000	100.87%	\$406,700	2.85
AVERAGE					27	\$664,800	\$661,276	\$667,847	100.59%		2.36

"Active" Listings in New Providence

Number of Units: 21
 Average List Price: \$694,586
 Average Days on Market: 68

"Under Contract" Listings in New Providence

Number of Units: 32
 Average List Price: \$712,841
 Average Days on Market: 33

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	27		44
List Price	\$743,790	\$676,714	\$707,544	\$712,767	\$629,564	\$658,833	\$683,895	\$767,311	\$646,635	\$661,935	\$661,276		\$684,518
Sales Price	\$725,100	\$648,929	\$692,389	\$708,667	\$614,364	\$642,500	\$677,060	\$754,000	\$644,218	\$661,910	\$667,847		\$676,920
SP:LP%	97.11%	96.30%	98.45%	99.22%	97.86%	96.87%	98.84%	98.98%	99.69%	100.16%	100.59%		98.97%
SP to AV	2.12	2.05	2.21	2.27	2.13	2.00	2.22	2.23	2.23	2.28	2.36		2.22
# Units Sold	10	7	9	9	11	6	21	18	23	20	17		151
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	1.31		3.26
Active Listings	40	43	44	36	44	30	32	31	33	39	21		36
Under Contracts	14	22	16	14	16	38	35	36	37	36	32		27

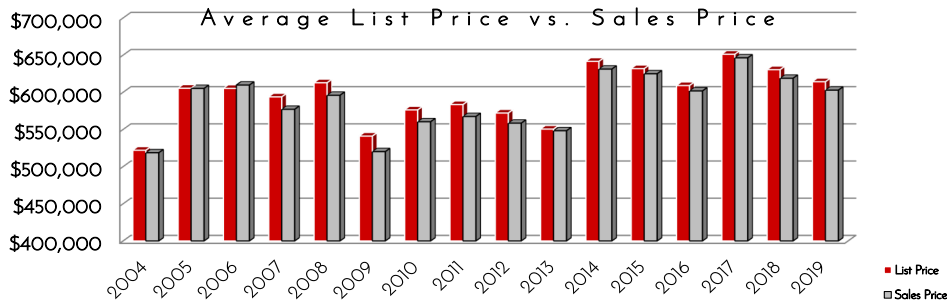
Flashback! YTD 2019 vs YTD 2020

YTD	2019	2020	% Change
DOM	45	44	-0.14%
Sales Price	\$606,109	\$676,920	11.68%
LP:SP	98.21%	98.97%	0.78%
SP:AV	2.10	2.22	6.18%

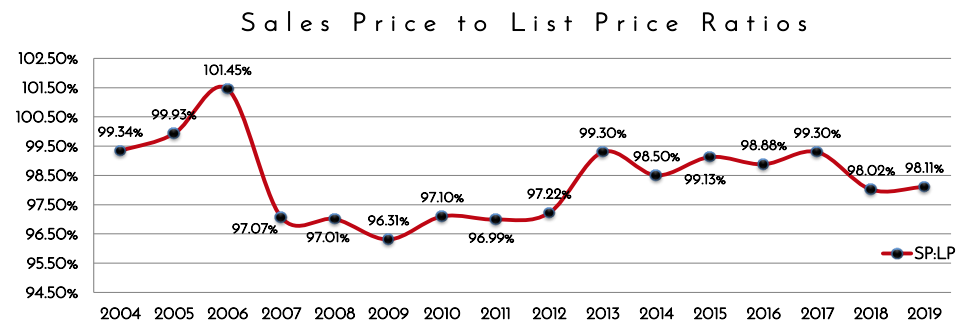


YTD	2019	2020	% Change
# Units Sold	152	151	-0.66%
Rate of Ab 3 Mo	2.81	1.31	-53.38%
Actives	35	21	-40.00%
Under Contracts	29	32	10.34%

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	\$572,058	\$550,452	\$641,578	\$631,763	\$609,016	\$651,105	\$630,388	\$614,176
SP	\$518,422	\$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

