

New Providence

January 2021 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	1371 Springfield Avenue U9	TwnIntUn	2	2.1	28	\$400,000	\$400,000	\$392,000	98.00%	\$190,100	2.06
2	62 Hickson Drive	CapeCod	3	1.0	7	\$469,000	\$469,000	\$455,000	97.01%	\$214,500	2.12
3	19 Union Avenue	CapeCod	3	2.1	11	\$479,500	\$479,500	\$479,500	100.00%	\$199,200	2.41
4	33 Charnwood Road	Split Level	4	1.2	87	\$559,900	\$529,900	\$522,500	98.60%	\$265,600	1.97
5	198 Oakwood Drive	Ranch	3	2.0	87	\$539,000	\$529,000	\$525,000	99.24%	\$9,999,999	0.05
6	1505 Springfield Avenue	Split Level	4	2.1	116	\$624,900	\$579,000	\$555,000	95.85%	\$286,500	1.94
7	1003 Central Avenue	Custom	4	3.1	37	\$675,000	\$675,000	\$650,000	96.30%		
8	73 Stoneridge Road	Ranch	4	2.1	16	\$699,000	\$699,000	\$680,000	97.28%	\$389,600	1.75
9	89 Possum Way	Colonial	4	2.1	5	\$699,000	\$699,000	\$709,000	101.43%	\$374,800	1.89
10	117 Hickson Drive	Split Level	4	2.1	4	\$775,000	\$775,000	\$775,000	100.00%	\$318,000	2.44
11	31 Northview Road	Split Level	4	3.0	19	\$850,000	\$850,000	\$850,500	100.06%		
12	14 Baldwin Drive	Colonial	5	3.1	41	\$1,075,000	\$1,075,000	\$981,000	91.26%	\$483,500	2.03
AVERAGE					38	\$653,775	\$646,617	\$631,208	97.92%		1.87

"Active" Listings in New Providence

Number of Units: 19
 Average List Price: \$793,368
 Average Days on Market: 51

"Under Contract" Listings in New Providence

Number of Units: 20
 Average List Price: \$628,145
 Average Days on Market: 28

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	38												38
List Price	\$646,617												\$646,617
Sales Price	\$631,208												\$631,208
SP:LP%	97.92%												97.92%
SP to AV	1.87												2.08
# Units Sold	12												12
3 Mo Rate of Ab	1.29												1.29
Active Listings	19												19
Under Contracts	20												20

Flashback! YTD 2020 vs YTD 2021

YTD	2020	2021	% Change
DOM	70	38	-45.48%
Sales Price	\$725,100	\$631,208	-12.95%
LP:SP	97.11%	97.92%	0.83%
SP:AV	2.12	2.08	-2.06%

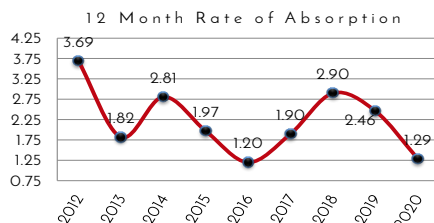
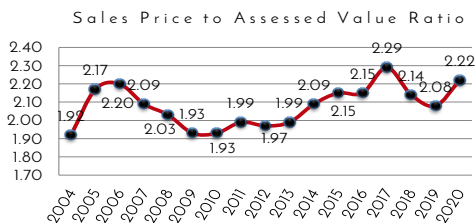


YTD	2020	2021	% Change
# Units Sold	10	12	20.00%
Rate of Ab 3 Mo	2.15	1.29	-40.00%
Actives	40	19	-52.50%
Under Contracts	14	20	42.86%

New Providence Yearly Market Trends



Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
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
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



Data only available until 2012

New Providence Yearly Market Trends

