

# New Providence

## December 2018 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assess- ment	SP:AV
1	4 Douglas Street	Aframe	3	2.0	15	\$330,000	\$330,000	\$290,000	87.88%	\$238,700	1.21
2	179 Passaic Street	Ranch	2	1.0	101	\$330,000	\$319,000	\$295,000	92.48%	\$157,900	1.87
3	38 Verona Road	Ranch	3	2.0	40	\$398,000	\$398,000	\$360,000	90.45%	\$235,000	1.53
4	11 Clinton Avenue	CapeCod	3	1.0	164	\$399,000	\$399,000	\$375,000	93.98%	\$196,200	1.91
5	61 Walton Avenue	Bi-Level	3	1.1	48	\$513,000	\$513,000	\$481,500	93.86%	\$225,800	2.13
6	73 Hawthorne Drive	Ranch	4	1.1	127	\$564,900	\$549,900	\$515,000	93.65%	\$210,000	2.45
7	9 Lavina Court	Colonial	3	2.0	10	\$549,000	\$549,000	\$560,000	102.00%	\$220,300	2.54
8	11 Colonial Way	Custom	4	2.1	48	\$689,900	\$665,000	\$660,000	99.25%	\$323,100	2.04
9	70 Rose Avenue	Colonial	4	2.1	121	\$760,000	\$675,000	\$665,000	98.52%	\$364,300	1.83
10	15 Oldwood Drive	Colonial	4	2.1	25	\$699,000	\$699,000	\$687,500	98.35%	\$404,900	1.70
11	69 Colchester Road	Colonial	4	2.1	82	\$869,000	\$869,000	\$850,000	97.81%	\$451,500	1.88
12	7 East Second Street	Colonial	4	2.1	30	\$988,000	\$988,000	\$965,000	97.67%	\$417,500	2.31
13	8 6th Street	Colonial	5	4.1	105	\$1,199,000	\$1,149,000	\$1,140,000	99.22%		
AVERAGE					70	\$637,600	\$623,300	\$603,385	95.78%		1.95

### "ACTIVE" Listings in New Providence

**Number of Units:** 45  
**Average List Price:** \$658,998  
**Average Days on Market:** 89

### "UNDER CONTRACT" Listings in New Providence

**Number of Units:** 9  
**Average List Price:** \$667,433  
**Average Days on Market:** 59

# New Providence 2018 Year to Date Market Trends

	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	60	25	30	64	27	38	51	29	45	49	33	70	45
List Price	\$685,333	\$536,225	\$662,000	\$696,600	\$791,656	\$655,481	\$640,525	\$589,939	\$626,817	\$542,276	\$605,242	\$623,300	\$630,388
Sales Price	\$664,500	\$523,650	\$664,500	\$689,929	\$776,543	\$648,706	\$634,146	\$579,361	\$611,250	\$525,000	\$596,667	\$603,385	\$618,837
Sales Price as a % of List Price	97.08%	98.01%	100.30%	99.14%	98.09%	98.69%	99.15%	98.09%	97.47%	96.62%	98.51%	95.78%	98.02%
Sales Price to Assessed Value	2.13	2.00	2.21	2.28	2.12	2.18	2.12	2.25	2.15	2.07	2.23	1.95	2.14
# Units Sold	6	8	2	14	9	16	24	18	12	17	12	13	151
Active Listings	26	42	49	63	82	71	72	63	67	52	53	45	57
Under Contracts	9	10	22	23	31	38	27	22	25	29	17	9	22

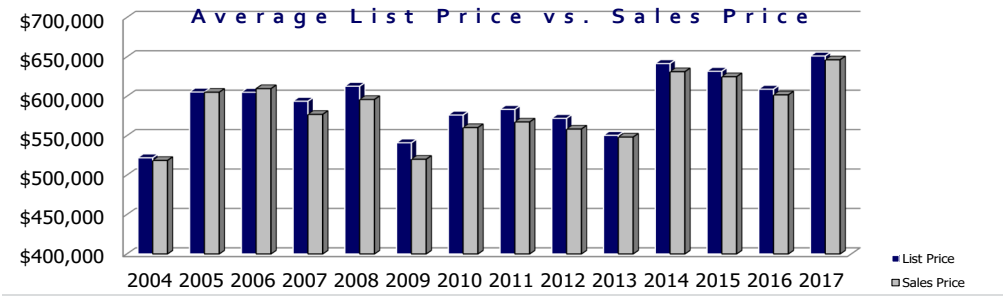
## Flashback! YTD 2017 vs YTD 2018

YTD	2017	2018	% Change
Days on Market	47	45	-3.50%
Sales Price	\$646,304	\$618,837	-4.25%
Sales Price to Assessed Value	2.29	2.14	-6.35%

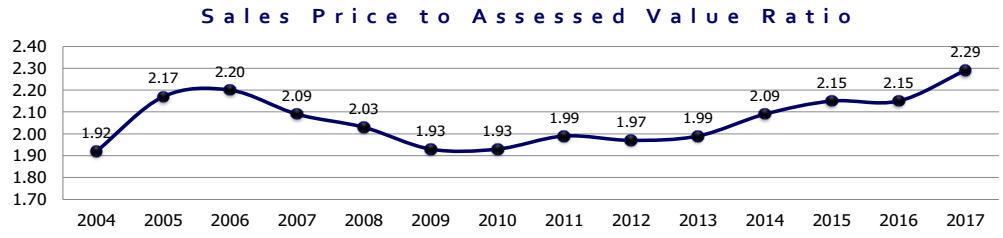


YTD	2017	2018	% Change
# Units Sold	159	151	-5.03%
Active Listings	29	45	55.17%
Under Contracts	12	9	-25.00%

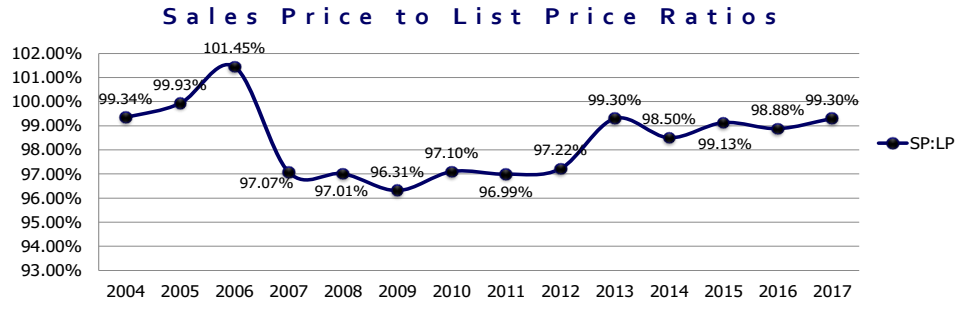
### New Providence Yearly Market Trends



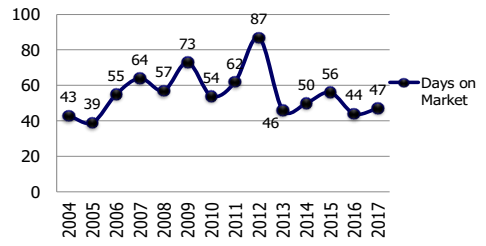
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
LP	\$521,966	\$605,409	\$605,135	\$593,767	\$612,767	\$541,011	\$576,237	\$583,442	\$572,058	\$550,452	\$641,578	\$631,763	\$609,016	\$651,105
SP	\$518,622	\$605,152	\$609,698	\$577,094	\$595,956	\$520,133	\$560,350	\$567,434	\$558,436	\$548,261	\$631,192	\$624,885	\$601,776	\$646,304



### New Providence Yearly Market Trends



### Average Days on Market



### Number of Units Sold

