

New Providence

March 2015 Market Snapshot

From the Desk Of Susan Massa Broker CRS SRES ABR Keller Williams Premier Properties 908-400-0778

Total Assess-

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	ment	SP:AV
1	115 Woodbine Circle	SplitLev	3	2.1	113	\$559,900	\$519,900	\$495,000	95.21%	\$292,800	1.69
2	1776C Springfield Avenue	TwnIntUn	3	2.1	97	\$409,000	\$399,000	\$390,000	97.74%	\$184,800	2.11
3	189 Livingston Avenue	SplitLev	3	2.0	47	\$549,900	\$549,900	\$545,000	99.11%	\$227,900	2.39
4	35 Thomas Street	Colonial	4	3.0	64	\$445,000	\$445,000	\$425,000	95.51%	\$244,100	1.74
5	17 Magnolia Drive	Ranch	3	2.0	20	\$569,000	\$569,000	\$557,500	97.98%	\$227,600	2.45
6	22 Grant Avenue	Ranch	2	1.0	28	\$345,000	\$345,000	\$340,000	98.55%	\$164,300	2.07
7	13 Green Way	TwnIntUn	3	3.1	22	\$940,000	\$940,000	\$930,000	98.94%	\$400,000	2.33
8	64 Charnwood Road	Custom	4	1.1	19	\$425,000	\$425,000	\$425,000	100.00%	\$202,700	2.10
9	173 Maple Street	SplitLev	4	2.1	16	\$519,900	\$519,900	\$525,000	100.98%	\$292,600	1.79
AVERAGE					47	\$529,189	\$523,633	\$514,722	98.22%		2.07

"ACTIVE" LISTINGS IN NEW PROVIDENCE

Number of Units: 51
Average List Price: \$681,923
Average Days on Market: 83

"UNDER CONTRACT" LISTINGS IN NEW PROVIDENCE

Number of Units: 32
Average List Price: \$651,734
Average Days on Market: 53

www.NJhomeshowcase.com

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Not intended to solicit a property already listed.

Information compiled from the Garden State Multiple Listing Service. Deemed Reliable but not Guaranteed.

New Providence 2015 Year to Date Market Trends

	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	135	55	47										82
List Price	\$696,680	\$636,988	\$523,633										\$621,311
Sales Price	\$673,200	\$608,625	\$514,722										\$601,241
Sales Price as a % of List Price	96.44%	96.05%	98.22%										96.92%
Sales Price to Assessed Value	2.25	2.11	2.07										2.15
# Units Sold	10	8	9										27
Active Listings	30	39	51										40
Under Contracts	20	26	32										26

Flashback! YTD 2014 vs YTD 2015

	2014	2015	% Change
Days on Market	75	82	10.02%
Sales Price	\$541,833	\$601,241	10.96%
Sales Price as a % of List Price	97.45%	96.92%	-0.55%

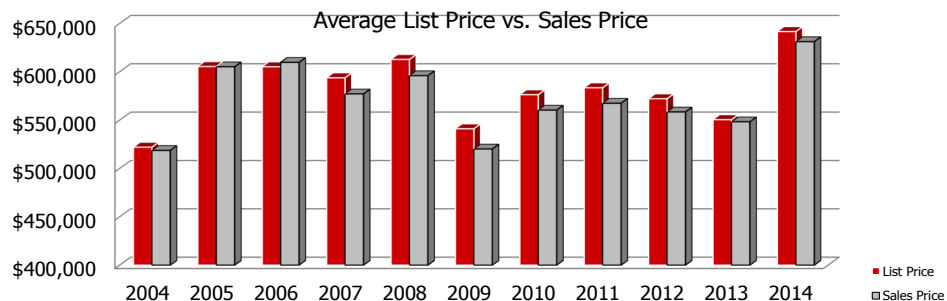
Susan Massa Broker



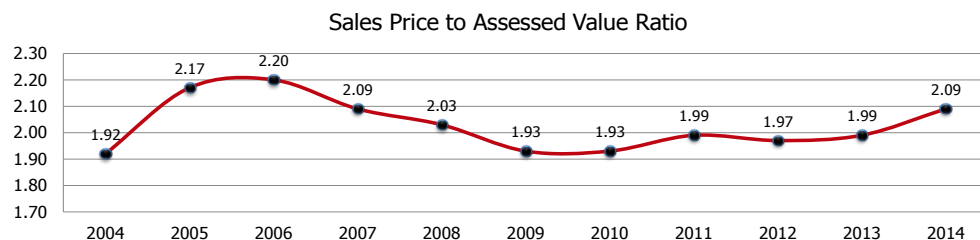
908-400-0778 cell

	2014	2015	% Change
# Units Sold	15	27	80.00%
Active Listings	41	51	24.39%
Under Contracts	26	32	23.08%

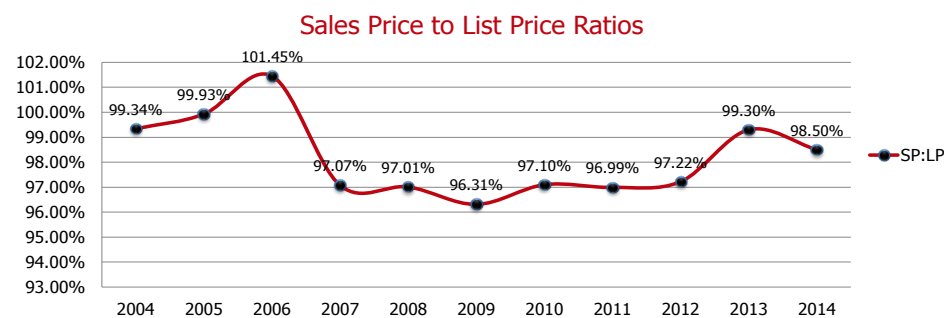
New Providence Yearly Market Trends



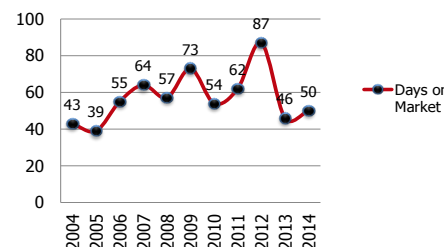
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
LP	\$521,966	\$605,409	\$605,135	\$593,767	\$612,767	\$541,011	\$576,237	\$583,442	\$572,058	\$550,452	\$641,578
SP	\$518,622	\$605,152	\$609,698	\$577,094	\$595,956	\$520,133	\$560,350	\$567,434	\$558,436	\$548,261	\$631,192



New Providence Yearly Market Trends



Average Days on Market



Number of Units Sold

