

## New Providence November 2008 Market Activity

burgdorff ERA



Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
1	791 Central Ave	Bi-Level	\$469,900	\$447,000	\$237,700	11/5/2008	92	95.13%	1.88
2	120 The Fellsway	CapeCod	\$450,000	\$440,000	\$213,900	11/21/2008	11	97.78%	2.06
3	16 Murray Hill Square	TwnEndUn	\$500,000	\$450,000	\$224,700	11/21/2008	92	90.00%	2.00
4	16 Badgley Dr.	SplitLev	\$649,000	\$620,000	\$312,100	11/21/2008	107	95.53%	1.99
5	1200 Springfield Ave 1A	TwnEndUn	\$439,000	\$430,000	\$199,200	11/25/2008	9	97.95%	2.16
6	24 Chestnut St	SplitLev	\$739,000	\$705,000	\$328,200	11/25/2008	58	95.40%	2.15
<b>Averages</b>			<b>\$541,150</b>	<b>\$515,333</b>			<b>62</b>	<b>95.30%</b>	<b>2.04</b>

**Average Days on Market** 62  
**Average List Price** \$41,150  
**Average Sales Price** \$515,333  
**% of List Price to Sales Price** 95.30%  
**Sales Price to Assessed Value** 2.04  
**# of Units for the Month** 6

welcome home

**FLASHBACK!!!!**  
November 2007 YTD:

**AVG YTD Sales Price: \$581,300 +1.4%**  
**DOM: 64 -13.5%**  
**#Units YTD: 129 -0.08%**

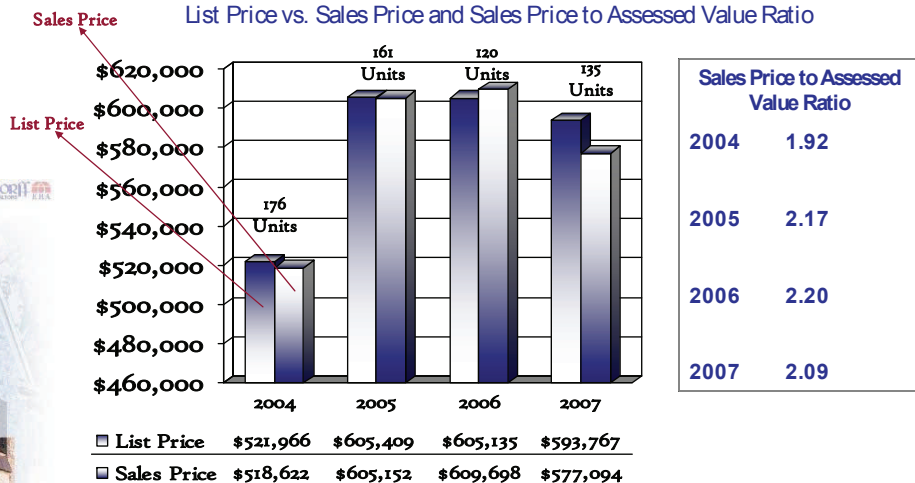
## New Providence 2008 Market Trends

	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Average List Price	\$589,000	\$584,444	\$560,200	\$528,754	\$676,900	\$618,263	\$659,171	\$671,538	\$553,804	\$572,467	\$541,150		\$605,686
Average Sales Price	\$556,500	\$549,944	\$562,393	\$512,769	\$662,182	\$613,121	\$643,305	\$651,019	\$542,500	\$551,625	\$515,333		\$589,548
Days on Market	56	96	46	95	36	31	55	62	52	41	62		56
% of List Price to Sales Price	93.78%	94.33%	99.47%	96.43%	97.33%	99.31%	97.57%	96.87%	97.70%	96.08%	95.30%		97.11%
Sales Price to Assessed Value	1.92	2.06	2.15	2.02	2.02	2.09	2.06	2.00	2.03	1.98	2.04		2.04
# Units Sold	5	9	7	13	11	19	21	13	12	12	6		128

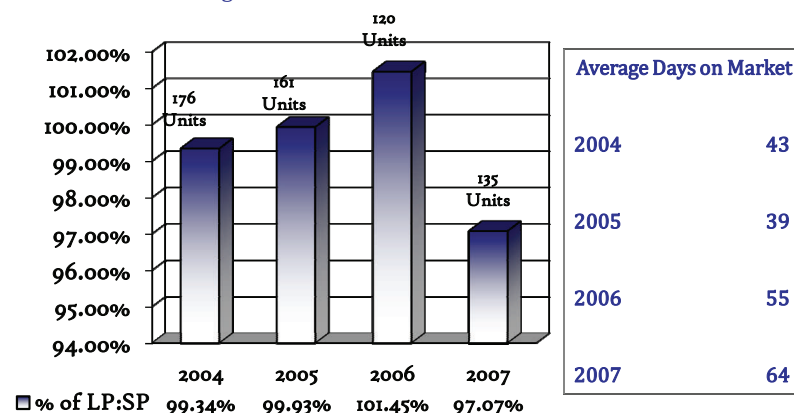
### New Providence Market Averages 2004-2007

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List Price vs. Sales Price and Sales Price to Assessed Value Ratio



Percentage of List Price to Sales Price



As reported by the Garden State Multiple Listing Service Information deemed reliable but not guaranteed.

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