

New Providence

December 2022 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	44 Murray Hill Square	TwndEndUn	2	3.0	28	\$490,000	\$490,000	\$490,000	100.00%	\$229,900	2.13
2	32 Salem Road	CapeCod	3	1.0	12	\$499,900	\$499,900	\$543,000	108.62%	\$201,300	2.70
3	103 Primrose Drive	Split Level	4	1.2	8	\$500,000	\$500,000	\$555,000	111.00%	\$249,800	2.22
4	53 Charnwood Road	Colonial	4	2.0	15	\$599,900	\$599,900	\$620,615	103.45%	\$250,800	2.47
5	11 Overhill Road	Colonial	3	1.1	9	\$699,000	\$699,000	\$762,000	109.01%	\$310,300	2.46
6	15 Jones Drive	Colonial	4	3.1	11	\$879,000	\$879,000	\$868,963	98.86%	\$343,800	2.53
7	107 Commonwealth Avenue	Colonial	4	3.0	12	\$899,000	\$899,000	\$960,000	106.79%	\$374,800	2.56
8	15 Primrose Drive	Colonial	4	2.1	15	\$1,050,000	\$1,050,000	\$1,125,000	107.14%	\$406,600	2.77
AVERAGE					14	\$702,100	\$702,100	\$740,572	105.61%		2.48

"Active" Listings in New Providence

Number of Units: 11
 Average List Price: \$1,108,000
 Average Days on Market: 60

"Under Contract" Listings in New Providence

Number of Units: 9
 Average List Price: \$747,878
 Average Days on Market: 96

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	25	39	23	10	14	16	16	20	22	34	57	14	23
List Price	\$633,575	\$659,742	\$819,890	\$899,908	\$812,759	\$892,427	\$870,750	\$787,586	\$810,742	\$709,000	\$763,923	\$702,100	\$795,586
Sales Price	\$645,625	\$691,338	\$886,400	\$931,007	\$927,888	\$981,039	\$925,050	\$827,855	\$837,417	\$730,000	\$754,821	\$740,572	\$843,909
SP:LP%	101.79%	104.52%	107.62%	104.55%	113.21%	110.57%	106.41%	105.00%	102.56%	103.47%	99.63%	105.61%	105.95%
SP to AV	2.41	2.43	2.61	2.66	2.80	2.80	2.83	2.61	2.48	2.64	2.54	2.48	2.65
# Units Sold	12	12	10	12	17	22	20	22	12	8	13	8	168
3 Mo Rate of Ab	0.63	0.57	0.73	0.97	1.26	1.56	0.81	0.80	0.96	0.86	0.91	1.14	0.93
Active Listings	8	8	7	10	15	22	14	16	16	14	10	11	13
Under Contracts	16	25	31	28	33	27	25	15	15	20	14	9	22

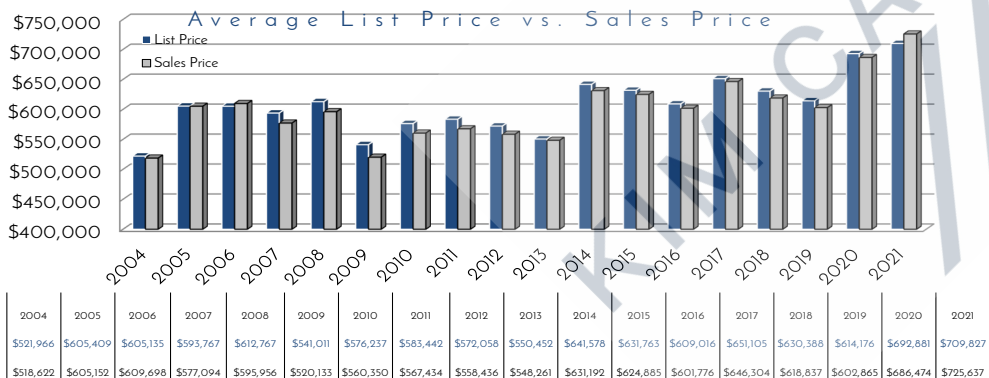
Flashback! YTD 2020 vs YTD 2021

YTD	2021	2022	% Change
DOM	26	23	-11.86%
Sales Price	\$725,637	\$843,909	16.30%
LP:SP	102.20%	105.95%	3.68%
SP:AV	2.40	2.65	10.61%

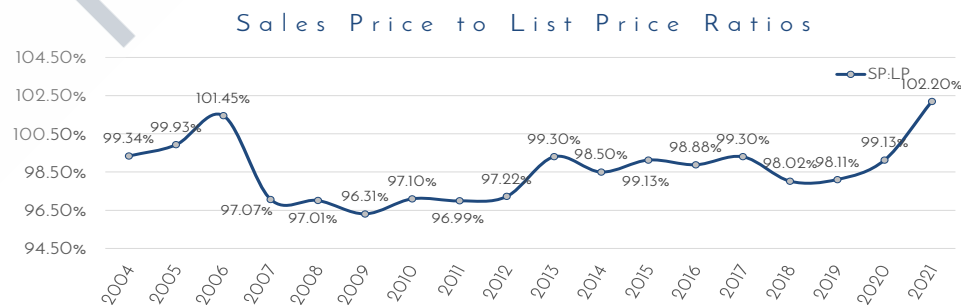
Prominent
Properties
Sotheby's
INTERNATIONAL REALTY

YTD	2021	2022	% Change
# Units Sold	201	168	-16.42%
Rate of Ab 3 Mo	1.08	0.93	-13.89%
Actives	17	13	-23.53%
Under Contracts	32	22	-31.25%

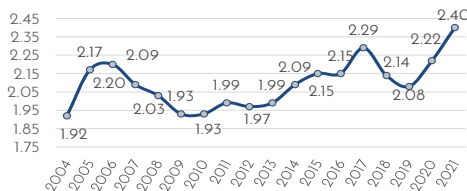
New Providence Yearly Market Trends



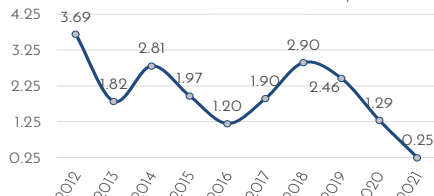
New Providence Yearly Market Trends



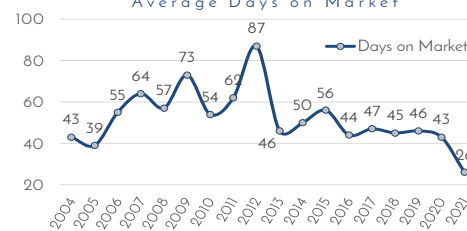
Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



Average Days on Market



Number of Units Sold

