

New Providence

October 2022 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	16 Murray Hill Square	TwnEndUn	2	2.1	91	\$495,000	\$480,000	\$475,000	98.96%	\$230,700	2.06
2	23 Heather Court	Split Level	3	2.0	14	\$489,000	\$489,000	\$560,000	114.52%	\$224,800	2.49
3	50 Union Avenue	TwnIntUn	3	2.1	10	\$595,000	\$595,000	\$620,000	104.20%	\$234,700	2.64
4	87 Brookside Drive	Split Level	4	2.1	60	\$674,900	\$649,000	\$640,000	98.61%	\$258,200	2.48
5	28 Morehouse Place	Colonial	3	1.1	14	\$639,000	\$639,000	\$665,000	104.07%	\$282,700	2.35
6	23 Osborne Avenue	CapeCod	4	2.0	7	\$675,000	\$675,000	\$685,000	101.48%	\$193,800	3.53
7	56 Sagamore Drive	Split Level	4	2.1	8	\$850,000	\$850,000	\$900,000	105.88%	\$284,700	3.16
8	25 Candlewood Drive	Colonial	4	3.1	64	\$1,379,000	\$1,295,000	\$1,295,000	100.00%	\$541,300	2.39
AVERAGE					34	\$724,613	\$709,000	\$730,000	103.47%		2.64

"Active" Listings in New Providence

Number of Units: 14
 Average List Price: \$1,000,993
 Average Days on Market: 52

"Under Contract" Listings in New Providence

Number of Units: 20
 Average List Price: \$761,040
 Average Days on Market: 49

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			20
List Price	\$633,575	\$659,742	\$819,890	\$899,908	\$812,759	\$892,427	\$870,750	\$787,586	\$810,742	\$709,000			\$803,474
Sales Price	\$645,625	\$691,338	\$886,400	\$931,007	\$927,888	\$981,039	\$925,050	\$827,855	\$837,417	\$730,000			\$857,411
SP:LP%	101.79%	104.52%	107.62%	104.55%	113.21%	110.57%	106.41%	105.00%	102.56%	103.47%			106.53%
SP to AV	2.41	2.43	2.61	2.66	2.80	2.80	2.83	2.61	2.48	2.64			2.67
# Units Sold	12	12	10	12	17	22	20	22	12	8			147
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			0.92
Active Listings	8	8	7	10	15	22	14	16	16	14			13
Under Contracts	16	25	31	28	33	27	25	15	15	20			24

Flashback! YTD 2020 vs YTD 2021

YTD	2021	2022	% Change
DOM	25	20	-18.96%
Sales Price	\$724,148	\$857,411	18.40%
LP:SP	102.16%	106.53%	4.28%
SP:AV	2.38	2.67	12.34%

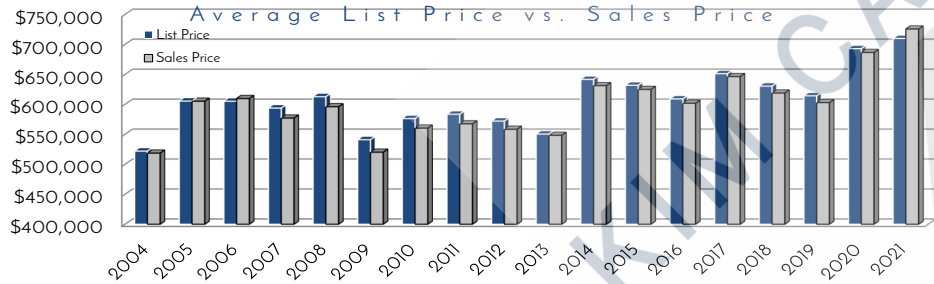
Prominent Properties

Sotheby's
INTERNATIONAL REALTY

YTD	2021	2022	% Change
# Units Sold	170	147	-13.53%
Rate of Ab 3 Mo	1.12	0.86	-23.21%
Actives	20	14	-30.00%
Under Contracts	23	20	-13.04%

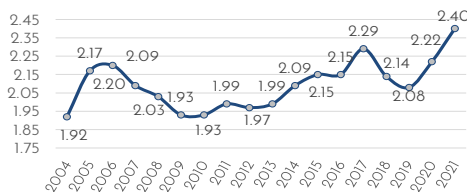
New Providence Yearly Market Trends

Average List Price vs. Sales Price

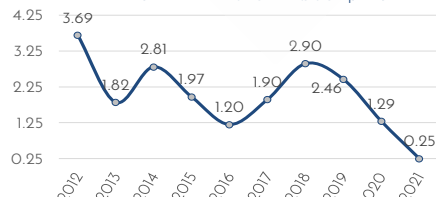


Year	LP	SP
2004	\$521,966	\$518,622
2005	\$605,409	\$605,152
2006	\$605,135	\$609,698
2007	\$593,767	\$577,094
2008	\$612,767	\$595,956
2009	\$541,011	\$520,133
2010	\$576,237	\$560,350
2011	\$583,442	\$567,434
2012	\$572,058	\$558,436
2013	\$550,452	\$548,261
2014	\$641,578	\$631,192
2015	\$631,763	\$624,885
2016	\$609,016	\$601,776
2017	\$651,105	\$646,304
2018	\$630,388	\$618,837
2019	\$614,176	\$602,865
2020	\$692,881	\$686,474
2021	\$709,827	\$725,637

Sales Price to Assessed Value Ratio



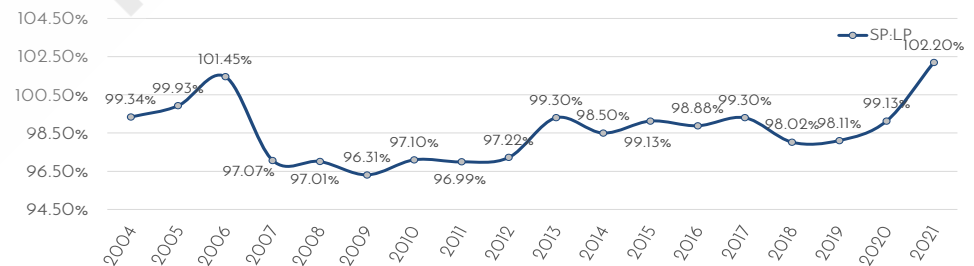
12 Month Rate of Absorption



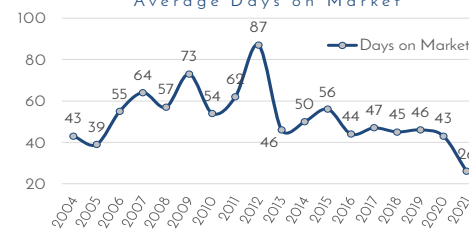
Data only available until 2012

New Providence Yearly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

