

New Providence

September 2022 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	18 Radcliff Drive	Split Level	4	1.2	10	\$599,000	\$599,000	\$520,000	86.81%	\$259,800	2.00
2	56 Ridgeview Avenue	Colonial	3	1.0	9	\$549,000	\$549,000	\$605,000	110.20%	\$244,300	2.48
3	11 Morehouse Place	Colonial	4	2.2	39	\$647,900	\$647,900	\$625,000	96.47%	\$260,500	2.40
4	304 Charnwood Road	Split Level	3	2.1	45	\$720,000	\$675,000	\$675,000	100.00%	\$256,400	2.63
5	21 Riverbend Court	TwndEndUn	3	3.0	6	\$699,000	\$699,000	\$725,000	103.72%	\$299,000	2.42
6	18 Colony Court	Ranch	4	2.0	14	\$749,000	\$749,000	\$759,000	101.34%	\$293,400	2.59
7	265 Woodbine Circle	Split Level	3	2.1	10	\$759,000	\$759,000	\$835,000	110.01%	\$322,900	2.59
8	50 Colonial Way	Bi-Level	4	2.1	75	\$985,000	\$825,000	\$835,000	101.21%		
9	231 Central Avenue	Split Level	4	3.0	30	\$899,000	\$849,000	\$849,000	100.00%	\$324,000	2.62
10	120 Grant Avenue	Split Level	5	2.1	8	\$829,000	\$829,000	\$871,000	105.07%	\$337,200	2.58
11	27 Acorn Drive	Colonial	4	3.0	9	\$1,249,000	\$1,249,000	\$1,350,000	108.09%		
12	28 W 3rd Street	TwndEndUn	4	4.1	13	\$1,299,000	\$1,299,000	\$1,400,000	107.78%		
AVERAGE					22	\$831,992	\$810,742	\$837,417	102.56%		2.48

"Active" Listings in New Providence

Number of Units: 16
 Average List Price: \$977,244
 Average Days on Market: 64

"Under Contract" Listings in New Providence

Number of Units: 15
 Average List Price: \$718,600
 Average Days on Market: 55

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				20
List Price	\$633,575	\$659,742	\$819,890	\$899,908	\$812,759	\$892,427	\$870,750	\$787,586	\$810,742				\$808,911
Sales Price	\$645,625	\$691,338	\$886,400	\$931,007	\$927,888	\$981,039	\$925,050	\$827,855	\$837,417				\$864,744
SP:LP%	101.79%	104.52%	107.62%	104.55%	113.21%	110.57%	106.41%	105.00%	102.56%				106.71%
SP to AV	2.41	2.43	2.61	2.66	2.80	2.80	2.83	2.61	2.48				2.68
# Units Sold	12	12	10	12	17	22	20	22	12				139
3 Mo Rate of Ab	0.63	0.57	0.73	0.97	1.26	1.56	0.81	0.80	0.96				0.92
Active Listings	8	8	7	10	15	22	14	16	16				13
Under Contracts	16	25	31	28	33	27	25	15	15				24

Flashback! YTD 2020 vs YTD 2021

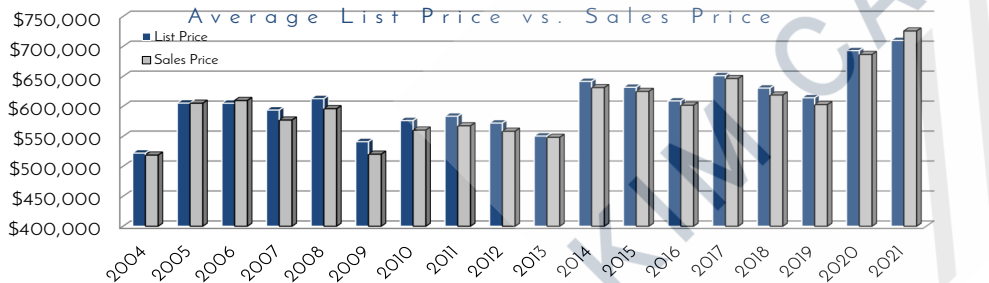
YTD	2021	2022	% Change
DOM	24	20	-19.62%
Sales Price	\$727,176	\$864,744	18.92%
LP:SP	102.26%	106.71%	4.35%
SP:AV	2.38	2.68	12.45%

Prominent
Properties
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INTERNATIONAL REALTY

YTD	2021	2022	% Change
# Units Sold	155	139	-10.32%
Rate of Ab 3 Mo	0.60	0.96	60.00%
Actives	11	16	45.45%
Under Contracts	24	15	-37.50%

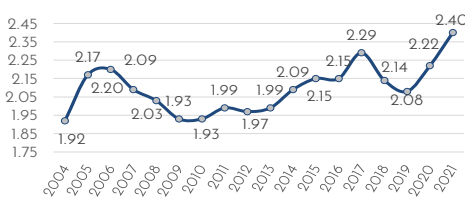
New Providence Yearly Market Trends

Average List Price vs. Sales Price

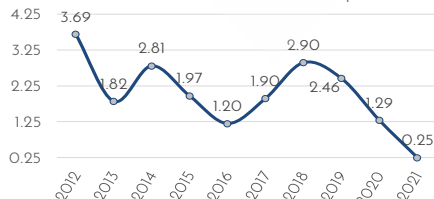


Year	LP	SP
2004	\$521,966	\$518,622
2005	\$605,409	\$605,152
2006	\$605,135	\$609,698
2007	\$593,767	\$577,094
2008	\$612,767	\$595,956
2009	\$541,011	\$520,133
2010	\$576,237	\$560,350
2011	\$583,442	\$567,434
2012	\$572,058	\$558,436
2013	\$550,452	\$548,261
2014	\$641,578	\$631,192
2015	\$631,763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



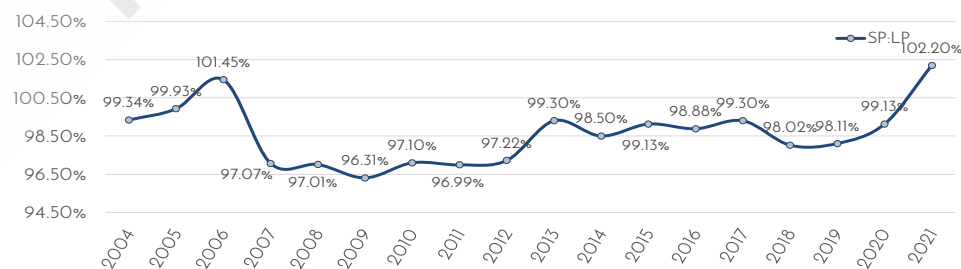
12 Month Rate of Absorption



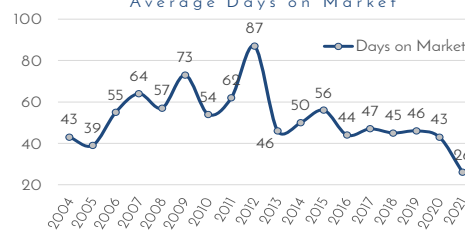
Data only available until 2012

New Providence Yearly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

