

New Providence

April 2023 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	26 E 3rd Street	Bi-Level	2	2.1	0	\$640,000	\$640,000	\$640,000	100.00%	\$214,700	2.98
2	139 Union Avenue	CapeCod	4	3.0	33	\$725,000	\$699,900	\$685,000	97.87%		
3	51 Crescent Drive	CapeCod	4	2.0	19	\$650,000	\$650,000	\$710,000	109.23%	\$213,900	3.32
4	140 Mountain Avenue	Tudor	4	3.1	6	\$875,000	\$875,000	\$930,000	106.29%	\$500,000	1.86
AVERAGE					15	\$722,500	\$716,225	\$741,250	103.35%		2.72

"Active" Listings in New Providence

Number of Units: 11
Average List Price: \$946,264
Average Days on Market: 59

"Under Contract" Listings in New Providence

Number of Units: 30
Average List Price: \$943,397
Average Days on Market: 23

New Providence 2023 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	38	138	76	15									66
List Price	\$783,143	\$709,580	\$897,000	\$716,225									\$779,990
Sales Price	\$758,571	\$701,200	\$888,800	\$741,250									\$772,619
SP:LP%	96.95%	98.61%	100.02%	103.35%									99.30%
SP to AV	2.33	2.22	2.76	2.72									2.44
# Units Sold	7	5	5	4									21
3 Mo Rate of Ab	1.11	2.37	3.19	2.44									2.28
Active Listings	12	14	14	11									13
Under Contracts	8	13	19	30									18

Flashback! YTD 2022 vs YTD 2023

YTD	2022	2023	% Change
DOM	24	66	175.09%
Sales Price	\$784,340	\$772,619	-1.49%
LP:SP	104.49%	99.30%	-4.97%
SP:AV	2.58	2.44	-5.55%

Prominent
Properties

Sotheby's
INTERNATIONAL REALTY

YTD	2022	2023	% Change
# Units Sold	46	21	-54.35%
Rate of Ab 3 Mo	0.73	2.28	214.14%
Actives	8	13	54.55%
Under Contracts	25	18	-30.00%

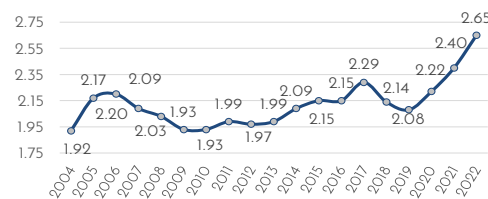
New Providence Yearly Market Trends

Average List Price vs. Sales Price

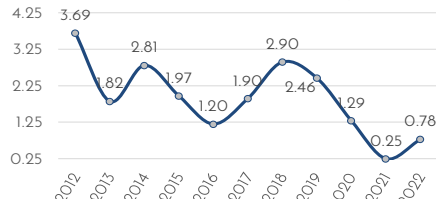


Year	LP	SP
2004	\$521,966	\$518,622
2005	\$605,409	\$605,152
2006	\$605,135	\$609,698
2007	\$593,767	\$577,094
2008	\$612,767	\$595,956
2009	\$541,011	\$520,133
2010	\$576,237	\$560,350
2011	\$583,442	\$567,434
2012	\$572,058	\$558,436
2013	\$550,452	\$548,261
2014	\$641,578	\$631,192
2015	\$631,763	\$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
2022	\$795,566	\$843,909

Sales Price to Assessed Value Ratio



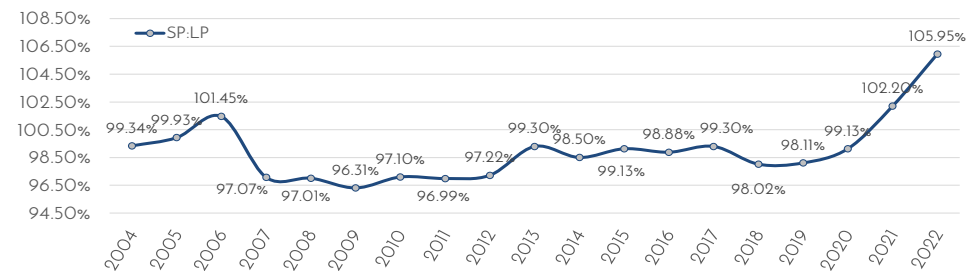
12 Month Rate of Absorption



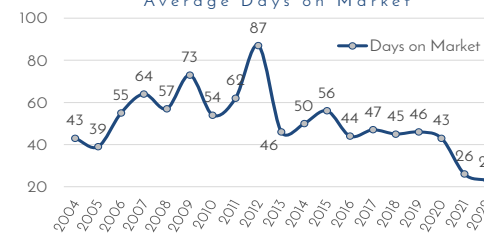
Data only available until 2012

New Providence Yearly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

