

New Providence

December 2023 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	57 Marion Avenue	Colonial	3	3.0	41	\$589,000	\$575,000	\$565,000	98.26%	\$190,600	2.96
2	19 Delwick Lane	Split Level	3	2.1	17	\$650,000	\$650,000	\$630,000	96.92%	\$292,100	2.16
3	55 West Fourth Street	Split Level	3	1.1	16	\$650,000	\$650,000	\$721,000	110.92%	\$232,300	3.10
4	15 Clinton Avenue	Colonial	3	1.1	12	\$729,000	\$729,000	\$800,000	109.74%	\$294,100	2.72
5	29 Pittsford Way	Ranch	3	3.0	6	\$779,000	\$779,000	\$825,000	105.91%	\$279,300	2.95
6	83 Pittsford Way	Ranch	3	3.0	12	\$699,000	\$699,000	\$899,000	128.61%	\$294,700	3.05
7	27 Possum Way	Ranch	3	2.0	8	\$749,000	\$749,000	\$910,000	121.50%	\$270,200	3.37
8	136 Pittsford Way	Split Level	3	2.1	25	\$850,000	\$850,000	\$930,000	109.41%	\$325,000	2.86
9	5 Green Way	TwnIntUn	3	3.1	9	\$1,199,000	\$1,199,000	\$1,295,000	108.01%	\$400,000	3.24
10	8 Pine Court	Custom	5	4.1	10	\$1,349,000	\$1,349,000	\$1,350,000	100.07%	\$479,100	2.82
AVERAGE					16	\$824,300	\$822,900	\$892,500	108.94%		2.92

"Active" Listings in New Providence

Number of Units: 7
Average List Price: \$1,227,886
Average Days on Market: 178

"Under Contract" Listings in New Providence

Number of Units: 8
Average List Price: \$674,850
Average Days on Market: 29

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	17	27	14	14	12	13	22	16	27
List Price	\$783,143	\$709,580	\$897,000	\$716,225	\$912,909	\$926,574	\$716,385	\$793,838	\$750,557	\$801,544	\$808,778	\$822,900	\$818,173
Sales Price	\$758,571	\$701,200	\$888,800	\$741,250	\$968,190	\$945,074	\$775,269	\$919,385	\$835,000	\$836,622	\$828,917	\$892,500	\$862,695
SP:LP%	96.95%	98.61%	100.02%	103.35%	105.84%	102.54%	107.90%	113.85%	110.27%	104.39%	103.25%	108.94%	105.45%
SP to AV	2.33	2.22	2.76	2.72	2.54	2.67	2.79	3.00	3.01	2.90	3.04	2.92	2.77
# Units Sold	7	5	5	4	11	19	13	13	7	9	9	10	112
3 Mo Rate of Ab	1.11	2.37	3.19	2.44	2.17	0.94	1.05	0.93	1.06	0.97	0.84	0.86	1.49
Active Listings	12	14	14	11	14	10	14	11	10	10	7	7	11
Under Contracts	8	13	19	30	31	27	22	19	15	17	10	8	18

Flashback! YTD 2022 vs YTD 2023

YTD	2022	2023	% Change
DOM	23	27	17.70%
Sales Price	\$843,909	\$862,695	2.23%
LP:SP	105.95%	105.45%	-0.48%
SP:AV	2.65	2.77	4.48%

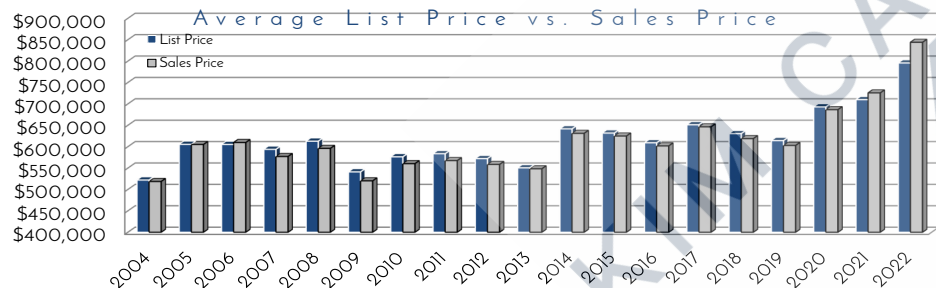
Prominent
Properties

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INTERNATIONAL REALTY

YTD	2022	2023	% Change
# Units Sold	168	112	-33.33%
Rate of Ab 3 Mo	0.93	1.49	60.09%
Actives	13	11	-11.26%
Under Contracts	22	18	-15.12%

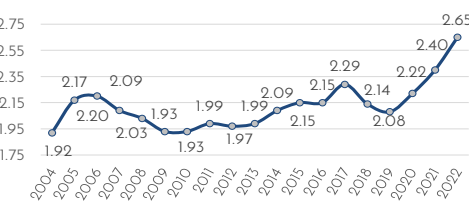
New Providence Yearly Market Trends

Average List Price vs. Sales Price

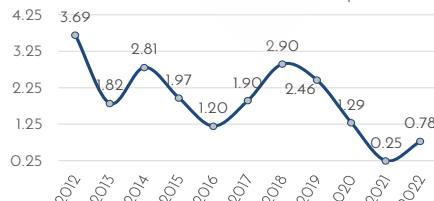


Year	LP	SP
2004	\$521,966	\$518,622
2005	\$605,409	\$605,152
2006	\$605,135	\$609,698
2007	\$593,767	\$77,094
2008	\$612,767	\$595,956
2009	\$541,011	\$520,133
2010	\$576,237	\$560,350
2011	\$583,442	\$567,434
2012	\$572,058	\$558,436
2013	\$550,452	\$548,261
2014	\$641,578	\$631,192
2015	\$631,763	\$624,885
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



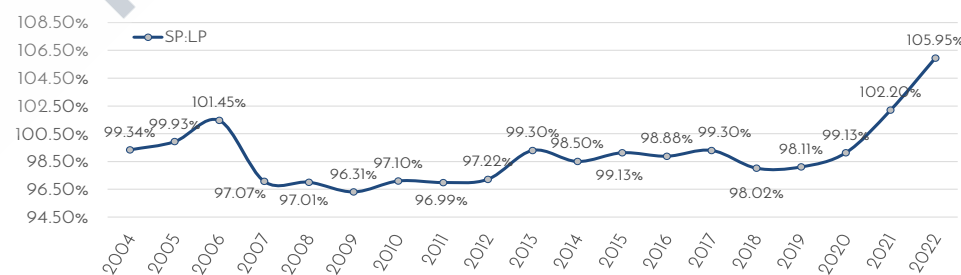
12 Month Rate of Absorption



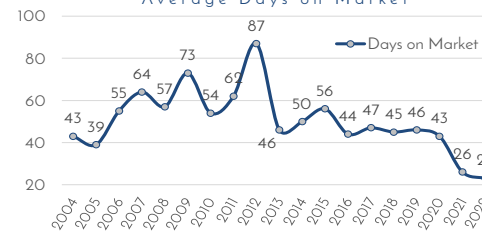
Data only available until 2012

New Providence Yearly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

