

New Providence

February 2023 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	5D Foley Square	TwndEndUn	3	2.2	455	\$645,000	\$599,000	\$590,000	98.50%	\$362,200	1.63
2	6 Potter Street	CapeCod	3	3.0	141	\$699,999	\$649,900	\$625,000	96.17%	\$262,900	2.38
3	111 Crane Circle	Split Level	4	2.1	83	\$725,000	\$700,000	\$665,000	95.00%	\$280,200	2.37
4	42 Delaware Avenue	Custom	4	3.1	1	\$800,000	\$800,000	\$775,000	96.88%	\$341,400	2.27
5	47 Tall Oaks Drive	Colonial	4	5.0	10	\$799,000	\$799,000	\$851,000	106.51%	\$350,800	2.43
AVERAGE					138	\$733,800	\$709,580	\$701,200	98.61%		2.22

"Active" Listings in New Providence

Number of Units: 14
 Average List Price: \$1,005,429
 Average Days on Market: 60

"Under Contract" Listings in New Providence

Number of Units: 13
 Average List Price: \$954,608
 Average Days on Market: 36

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											80
List Price	\$783,143	\$709,580											\$752,492
Sales Price	\$758,571	\$701,200											\$734,667
SP:LP%	96.95%	98.61%											97.64%
SP to AV	2.33	2.22											2.28
# Units Sold	7	5											12
3 Mo Rate of Ab	1.11	2.37											1.74
Active Listings	12	14											13
Under Contracts	8	13											11

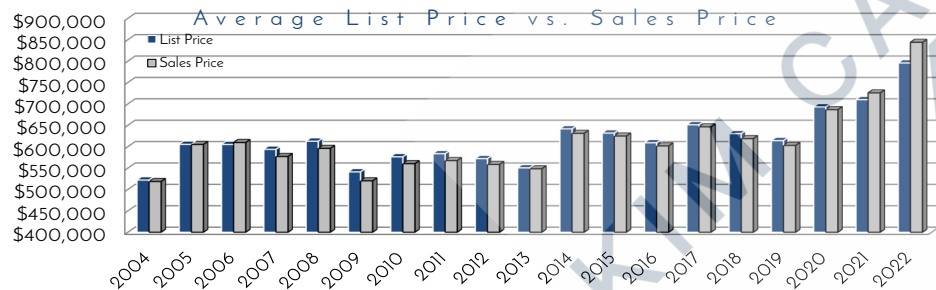
Flashback! YTD 2022 vs YTD 2023

YTD	2022	2023	% Change
DOM	32	80	149.48%
Sales Price	\$668,482	\$734,667	9.90%
LP:SP	103.16%	97.64%	-5.34%
SP:AV	2.42	2.28	-5.97%

Prominent
Properties
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INTERNATIONAL REALTY

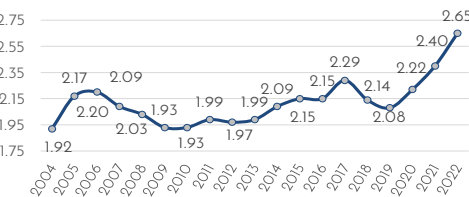
YTD	2022	2023	% Change
# Units Sold	24	12	-50.00%
Rate of Ab 3 Mo	0.60	1.74	190.00%
Actives	8	13	62.50%
Under Contracts	21	11	-48.78%

New Providence Yearly Market Trends

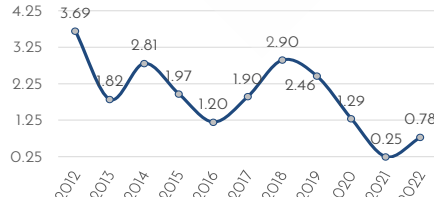


Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
LP	\$521,966	\$605,409	\$605,135	\$593,767	\$612,767	\$541,011	\$576,237	\$583,442	\$572,058	\$550,452	\$641,578	\$631,763	\$609,016	\$651,105	\$630,388	\$614,176	\$692,881	\$709,827	\$795,566
SP	\$518,622	\$605,152	\$609,698	\$577,094	\$595,956	\$520,133	\$560,350	\$567,434	\$558,436	\$548,261	\$631,192	\$624,885	\$601,776	\$646,304	\$618,837	\$602,865	\$686,474	\$725,637	\$843,909

Sales Price to Assessed Value Ratio



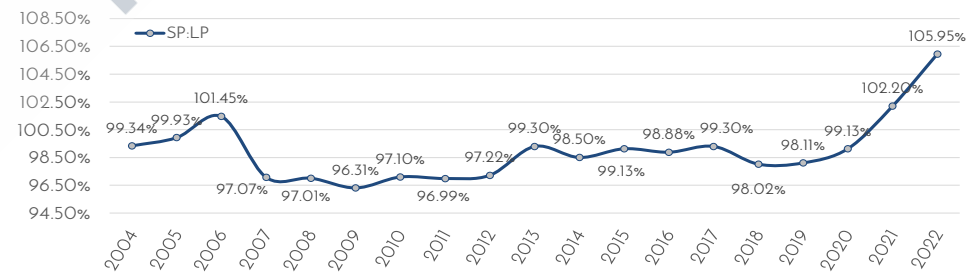
12 Month Rate of Absorption



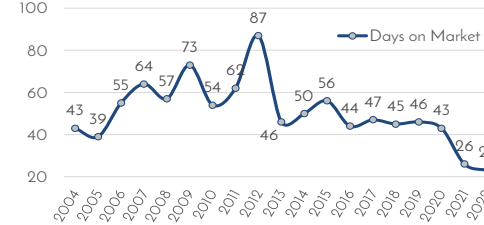
Data only available until 2012

New Providence Yearly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

