

New Providence

January 2023 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	80 Primrose Drive	SplitLev	4	2.1	20	\$800,000	\$700,000	\$500,000	71.43%	\$319,700	1.56
2	46 Evergreen Avenue	SplitLev	3	1.2	14	\$545,000	\$545,000	\$600,000	110.09%	\$256,600	2.34
3	4 Riverbend Court	TwnEndUn	3	3.0	81	\$699,000	\$699,000	\$685,000	98.00%	\$296,100	2.31
4	171 Hickson Drive	SplitLev	5	2.1	10	\$800,000	\$800,000	\$836,000	104.50%	\$322,600	2.59
5	27 Fairmount Road	Ranch	4	3.0	32	\$899,000	\$899,000	\$865,000	96.22%		
6	20 Morehouse Place	Colonial	5	2.2	62	\$879,000	\$879,000	\$879,000	100.00%	\$286,600	3.07
7	9 Countryside Drive	Custom	4	3.1	49	\$960,000	\$960,000	\$945,000	98.44%	\$451,800	2.09
AVERAGE					38	\$797,429	\$783,143	\$758,571	96.95%		2.33

"Active" Listings in New Providence

Number of Units: 12
 Average List Price: \$999,825
 Average Days on Market: 48

"Under Contract" Listings in New Providence

Number of Units: 8
 Average List Price: \$905,375
 Average Days on Market: 113

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												38
List Price	\$783,143												\$783,143
Sales Price	\$758,571												\$758,571
SP:LP%	96.95%												96.95%
SP to AV	2.33												2.33
# Units Sold	7												7
3 Mo Rate of Ab	1.11												1.11
Active Listings	12												12
Under Contracts	8												8

Flashback! YTD 2022 vs YTD 2023

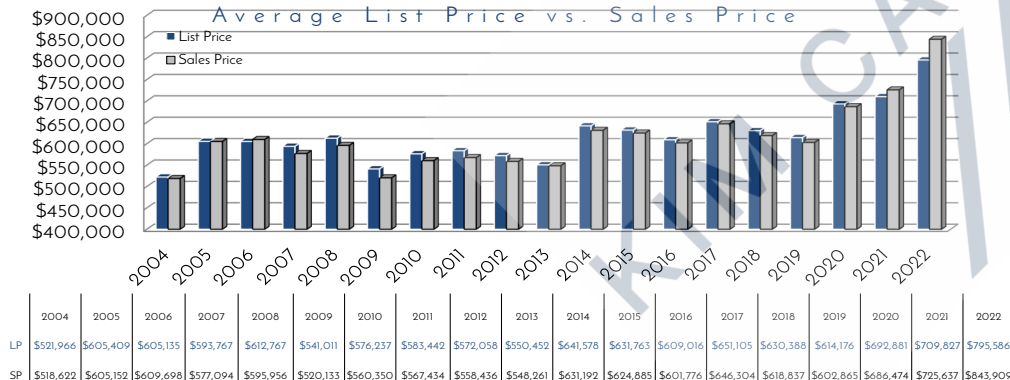
YTD	2022	2023	% Change
DOM	25	38	52.13%
Sales Price	\$645,625	\$758,571	17.49%
LP:SP	101.79%	96.95%	-4.75%
SP:AV	2.41	2.33	-3.52%

Prominent
Properties
Sotheby's
INTERNATIONAL REALTY

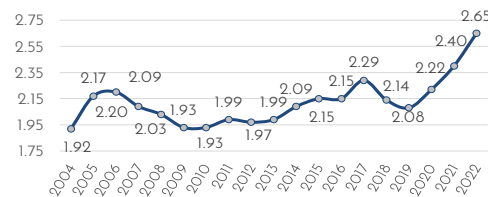
YTD	2022	2023	% Change
# Units Sold	12	7	-41.67%
Rate of Ab 3 Mo	0.63	1.11	76.19%
Actives	8	12	50.00%
Under Contracts	16	8	-50.00%

New Providence Yearly Market Trends

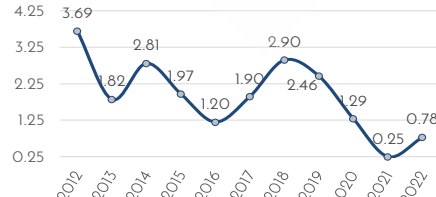
Average List Price vs. Sales Price



Sales Price to Assessed Value Ratio



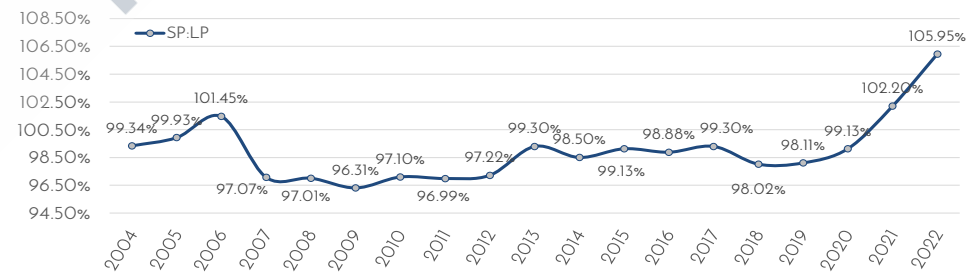
12 Month Rate of Absorption



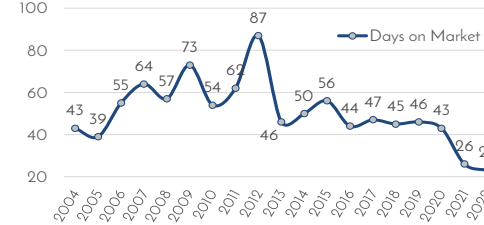
Data only available until 2012

New Providence Yearly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

