

New Providence

May 2023 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	427 Central Avenue	Ranch	3	1.1	13	\$475,000	\$475,000	\$525,090	110.55%	\$231,300	2.27
2	80 Primrose Drive	Split Level	5	2.1	18	\$699,000	\$699,000	\$670,000	95.85%	\$319,700	2.10
3	129 Passaic Street	Colonial	4	1.1	15	\$699,000	\$699,000	\$699,000	100.00%		
4	2B Foley Square	TwnIntUn	3	2.2	12	\$799,000	\$799,000	\$790,000	98.87%	\$342,000	2.31
5	891 Mountain Avenue	Colonial	5	3.0	50	\$849,000	\$799,000	\$799,000	100.00%	\$308,700	2.59
6	20 Ashwood Road	Ranch	3	2.1	15	\$679,000	\$679,000	\$800,000	117.82%	\$288,100	2.78
7	17 Coddington Drive	Split Level	4	3.0	10	\$950,000	\$950,000	\$1,100,000	115.79%		
8	88 The Fellsway	Colonial	4	3.1	9	\$1,099,000	\$1,099,000	\$1,115,000	101.46%		
9	18 Radcliffe Drive	Custom	6	4.0	30	\$1,249,000	\$1,249,000	\$1,272,000	101.84%		
10	48 Deerfield Road	Split Level	4	2.1	14	\$1,299,000	\$1,299,000	\$1,330,000	102.39%		
11	65 Club Drive	Colonial	4	3.1	5	\$1,295,000	\$1,295,000	\$1,550,000	119.69%	\$484,800	3.20
AVERAGE					17	\$917,455	\$912,909	\$968,190	105.84%	\$329,100	2.54

"Active" Listings in New Providence

Number of Units: 14
Average List Price: \$1,026,214
Average Days on Market: 55

"Under Contract" Listings in New Providence

Number of Units: 31
Average List Price: \$877,903
Average Days on Market: 20

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								50
List Price	\$783,143	\$709,580	\$897,000	\$716,225	\$912,909								\$825,681
Sales Price	\$758,571	\$701,200	\$888,800	\$741,250	\$968,190								\$839,847
SP:LP%	96.95%	98.61%	100.02%	103.35%	105.84%								101.55%
SP to AV	2.33	2.22	2.76	2.72	2.54								2.47
# Units Sold	7	5	5	4	11								32
3 Mo Rate of Ab	1.11	2.37	3.19	2.44	2.17								2.26
Active Listings	12	14	14	11	14								13
Under Contracts	8	13	19	30	31								20

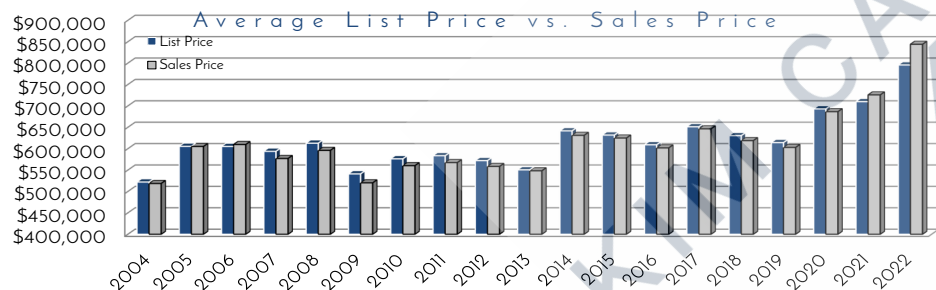
Flashback! YTD 2022 vs YTD 2023

YTD	2022	2023	% Change
DOM	21	50	130.80%
Sales Price	\$823,075	\$839,847	2.04%
LP:SP	106.84%	101.55%	-4.96%
SP:AV	2.63	2.47	-6.39%

Prominent
Properties
Sotheby's
INTERNATIONAL REALTY

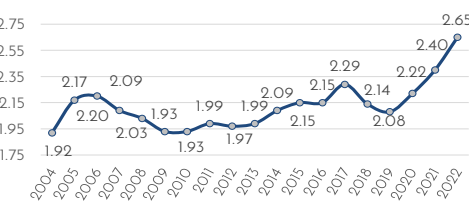
YTD	2022	2023	% Change
# Units Sold	63	32	-49.21%
Rate of Ab 3 Mo	0.83	2.26	171.15%
Actives	10	13	35.42%
Under Contracts	27	20	-24.06%

New Providence Yearly Market Trends

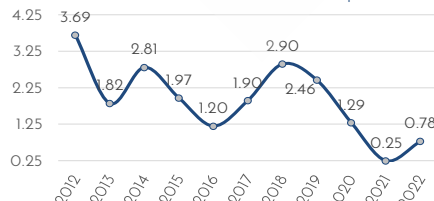


Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
LP	\$521,966	\$605,409	\$605,135	\$593,767	\$612,767	\$541,011	\$576,237	\$583,442	\$572,058	\$550,452	\$641,578	\$631,763	\$609,016	\$651,105	\$630,388	\$614,176	\$692,881	\$709,827	\$795,566
SP	\$518,622	\$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



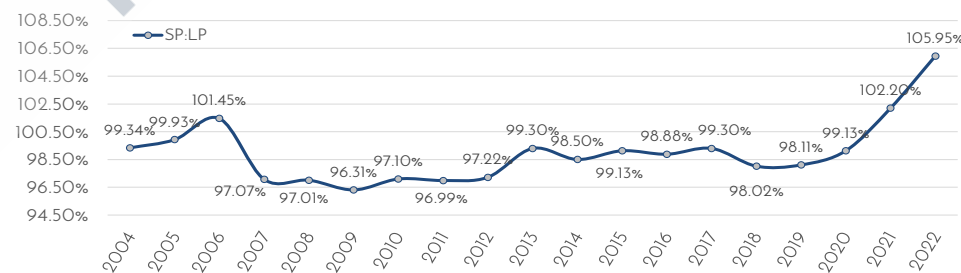
12 Month Rate of Absorption



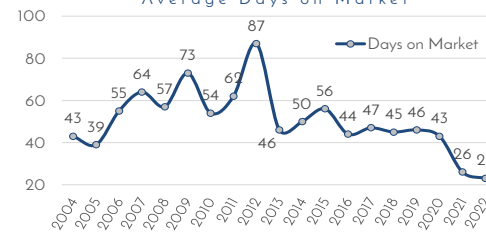
Data only available until 2012

New Providence Yearly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

