

New Providence

September 2023 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	27 Edward Court	CapeCod	4	2.0	9	\$599,900	\$599,900	\$630,000	105.02%	\$195,600	3.22
2	8 Colony Court	Colonial	3	1.1	8	\$615,000	\$615,000	\$650,000	105.69%	\$225,500	2.88
3	28 Lavina Court	Split Level	4	2.0	15	\$715,000	\$715,000	\$725,000	101.40%	\$274,400	2.64
4	5 Seven Oaks Drive	Split Level	4	3.0	10	\$799,999	\$799,999	\$815,000	101.88%	\$316,800	2.57
5	4 Barberry Lane	CapeCod	3	2.0	16	\$749,999	\$749,999	\$825,000	110.00%	\$235,100	3.51
6	5 Mill Pond Road	Colonial	5	2.1	7	\$875,000	\$875,000	\$1,050,000	120.00%	\$356,100	2.95
7	80 Laurel Drive	Colonial	3	2.1	18	\$899,000	\$899,000	\$1,150,000	127.92%	\$348,900	3.30
AVERAGE					12	\$750,557	\$750,557	\$835,000	110.27%		3.01

"Active" Listings in New Providence

Number of Units: 10
Average List Price: \$1,147,200
Average Days on Market: 87

"Under Contract" Listings in New Providence

Number of Units: 15
Average List Price: \$798,927
Average Days on Market: 21

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				30
List Price	\$783,143	\$709,580	\$897,000	\$716,225	\$912,909	\$926,574	\$716,385	\$793,838	\$750,557				\$820,399
Sales Price	\$758,571	\$701,200	\$888,800	\$741,250	\$968,190	\$945,074	\$775,269	\$919,385	\$835,000				\$865,560
SP:LP%	96.95%	98.61%	100.02%	103.35%	105.84%	102.54%	107.90%	113.85%	110.27%				105.38%
SP to AV	2.33	2.22	2.76	2.72	2.54	2.67	2.79	3.00	3.01				2.72
# Units Sold	7	5	5	4	11	19	13	13	7				84
3 Mo Rate of Ab	1.11	2.37	3.19	2.44	2.17	0.94	1.05	0.93	1.06				1.70
Active Listings	12	14	14	11	14	10	14	11	10				12
Under Contracts	8	13	19	30	31	27	22	19	15				20

Flashback! YTD 2022 vs YTD 2023

YTD	2022	2023	% Change
DOM	20	30	54.29%
Sales Price	\$864,744	\$865,560	0.09%
LP:SP	106.71%	105.38%	-1.24%
SP:AV	2.68	2.72	1.54%

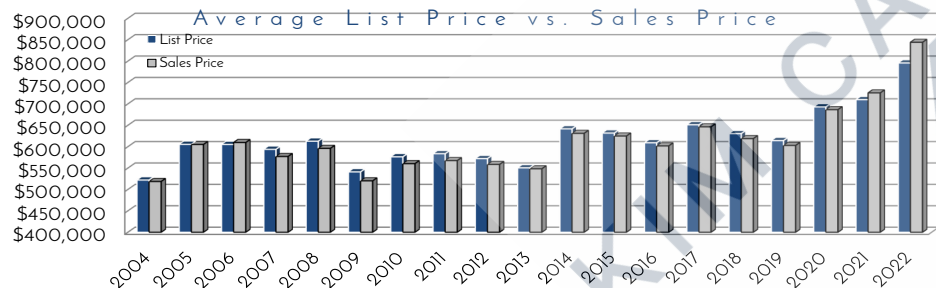
Prominent
Properties

Sotheby's
INTERNATIONAL REALTY

YTD	2022	2023	% Change
# Units Sold	139	84	-39.57%
Rate of Ab 3 Mo	0.92	1.70	84.08%
Actives	13	12	-5.17%
Under Contracts	24	20	-14.42%

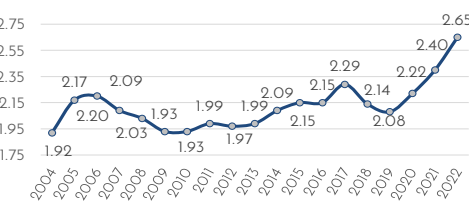
New Providence Yearly Market Trends

Average List Price vs. Sales Price

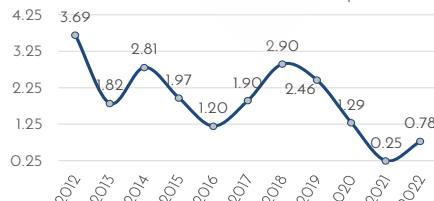


Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
LP	\$521,966	\$605,409	\$605,135	\$593,767	\$612,767	\$541,011	\$576,237	\$583,442	\$572,058	\$550,452	\$641,578	\$631,763	\$609,016	\$651,105	\$630,388	\$614,176	\$692,827	\$709,827	\$795,566
SP	\$518,622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



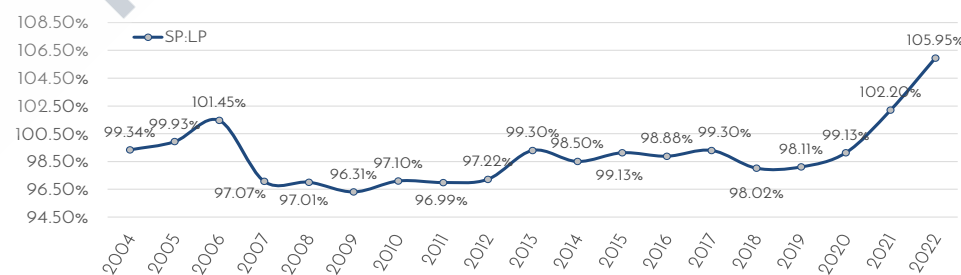
12 Month Rate of Absorption



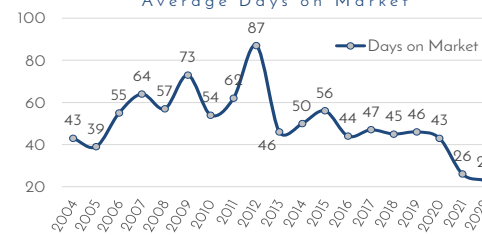
Data only available until 2012

New Providence Yearly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

