

New Providence

April 2024 Market Snapshot

| Units | Address | Style | Bedrms | Baths | DOM | Orig. List Price | List Price | Sales Price | SP:LP | Total Assessment | SP:AV |
|---------|------------------------|-------------|--------|-------|-----|------------------|-------------|-------------|---------|------------------|-------|
| 1 | 27 E 4th Street | Ranch | 3 | 1.0 | 18 | \$599,000 | \$599,000 | \$665,000 | 111.02% | \$215,300 | 3.09 |
| 2 | 301 Mountain Avenue | Split Level | 4 | 2.1 | 154 | \$742,000 | \$604,200 | \$671,000 | 111.06% | \$243,600 | 2.75 |
| 3 | 53 Pleasantview Avenue | Split Level | 3 | 1.1 | 7 | \$649,000 | \$649,000 | \$685,000 | 105.55% | \$224,400 | 3.05 |
| 4 | 41 Kendrick Road | CapeCod | 3 | 2.0 | 34 | \$749,900 | \$699,000 | \$715,000 | 102.29% | \$278,100 | 2.57 |
| 5 | 101 Hawthorne Drive | Split Level | 3 | 1.1 | 8 | \$650,000 | \$650,000 | \$731,000 | 112.46% | \$242,300 | 3.02 |
| 6 | 29 Walton Avenue | Ranch | 3 | 1.1 | 16 | \$649,000 | \$649,000 | \$765,000 | 117.87% | \$219,700 | 3.48 |
| 7 | 19 Fairmount Road | CapeCod | 3 | 2.0 | 11 | \$765,000 | \$765,000 | \$900,000 | 117.65% | \$279,800 | 3.22 |
| 8 | 42 Princeton Drive | Colonial | 4 | 2.1 | 19 | \$1,095,000 | \$1,095,000 | \$1,200,000 | 109.59% | \$365,300 | 3.28 |
| AVERAGE | | | | | 33 | \$737,363 | \$713,775 | \$791,500 | 110.94% | \$258,563 | 3.06 |

"Active" Listings in New Providence

Number of Units: 6
 Average List Price: \$1,256,167
 Average Days on Market: 113

"Under Contract" Listings in New Providence

Number of Units: 17
 Average List Price: \$970,347
 Average Days on Market: 29

New Providence 2024 Year to Date Market Trends

| YTD | January | February | March | April | May | June | July | August | September | October | November | December | YTD AVG |
|-----------------|-----------|-----------|-----------|-----------|-----|------|------|--------|-----------|---------|----------|----------|-----------|
| Days on Market | 29 | 9 | 44 | 33 | | | | | | | | | 33 |
| List Price | \$668,971 | \$787,125 | \$831,627 | \$713,775 | | | | | | | | | \$756,313 |
| Sales Price | \$707,286 | \$879,750 | \$899,918 | \$791,500 | | | | | | | | | \$823,370 |
| SP:LP% | 105.54% | 111.76% | 108.78% | 110.94% | | | | | | | | | 109.00% |
| SP to AV | 2.69 | 2.97 | 3.03 | 3.06 | | | | | | | | | 2.94 |
| # Units Sold | 7 | 4 | 11 | 8 | | | | | | | | | 30 |
| 3 Mo Rate of Ab | 1.25 | 0.71 | 0.27 | 0.75 | | | | | | | | | 0.75 |
| Active Listings | 7 | 4 | 3 | 6 | | | | | | | | | 5 |
| Under Contracts | 12 | 20 | 18 | 17 | | | | | | | | | 17 |

Flashback! YTD 2023 vs YTD 2024

| YTD | 2023 | 2024 | % Change |
|-------------|-----------|-----------|----------|
| DOM | 66 | 33 | -50.34% |
| Sales Price | \$772,619 | \$823,370 | 6.57% |
| LP:SP | 99.30% | 109.00% | 9.77% |
| SP:AV | 2.44 | 2.94 | 20.41% |

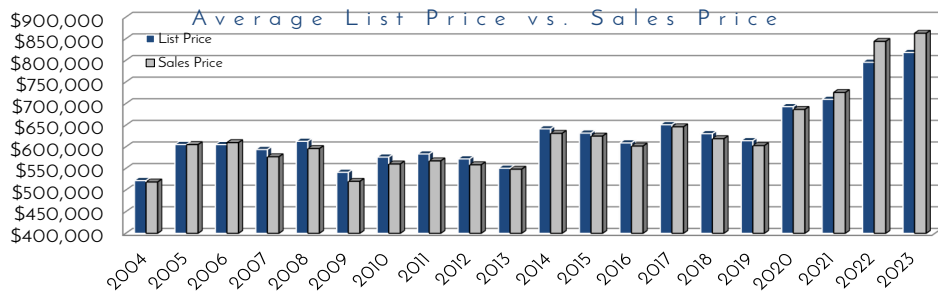
Prominent
Properties

Sotheby's
INTERNATIONAL REALTY

| YTD | 2023 | 2024 | % Change |
|-----------------|------|------|----------|
| # Units Sold | 21 | 30 | 42.86% |
| Rate of Ab 3 Mo | 2.28 | 0.75 | -67.29% |
| Actives | 13 | 5 | -60.78% |
| Under Contracts | 18 | 17 | -4.29% |

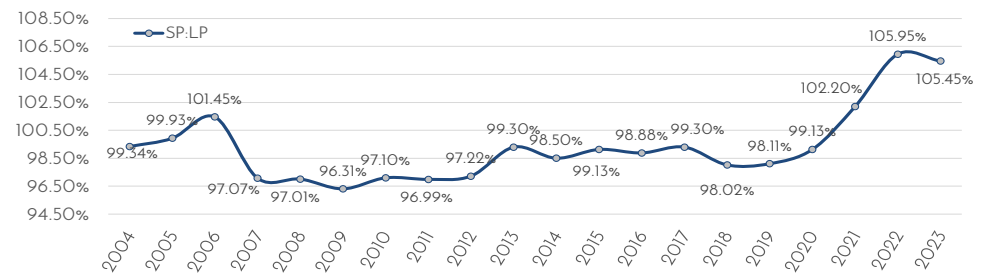
New Providence Yearly Market Trends

Average List Price vs. Sales Price

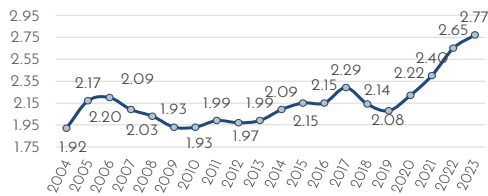


New Providence Yearly Market Trends

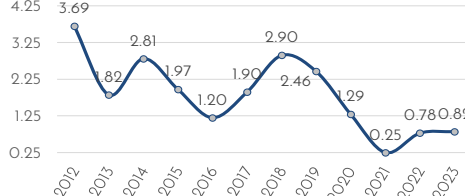
Sales Price to List Price Ratios



Sales Price to Assessed Value Ratio

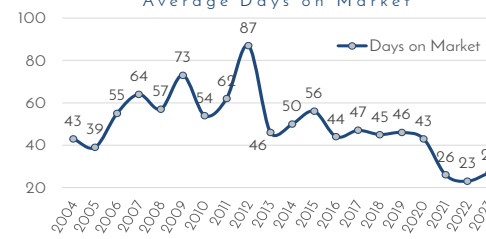


12 Month Rate of Absorption



Data only available until 2012

Average Days on Market



Number of Units Sold

