

New Providence

February 2024 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	12 Murray Hill Manor	TwnIntUn	2	3.1	15	\$699,500	\$699,500	\$799,000	114.22%	\$290,000	2.76
2	2 Murray Hill Manor	TwnIntUn	3	3.0	6	\$775,000	\$775,000	\$825,000	106.45%	\$279,200	2.95
3	227 Elkwood Avenue	Split Level	3	2.1	8	\$825,000	\$825,000	\$925,000	112.12%	\$289,500	3.20
4	32 Bergen Road	Split Level	3	2.1	8	\$849,000	\$849,000	\$970,000	114.25%		
AVERAGE					9	\$787,125	\$787,125	\$879,750	111.76%		2.97

"Active" Listings in New Providence

Number of Units: 4
 Average List Price: \$638,050
 Average Days on Market: 52

"Under Contract" Listings in New Providence

Number of Units: 20
 Average List Price: \$993,195
 Average Days on Market: 71

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											22
List Price	\$668,971	\$787,125											\$711,936
Sales Price	\$707,286	\$879,750											\$770,000
SP:LP%	105.54%	111.76%											107.80%
SP to AV	2.69	2.97											2.78
# Units Sold	7	4											11
3 Mo Rate of Ab	1.25	0.71											0.98
Active Listings	7	4											6
Under Contracts	12	20											16

Flashback! YTD 2023 vs YTD 2024

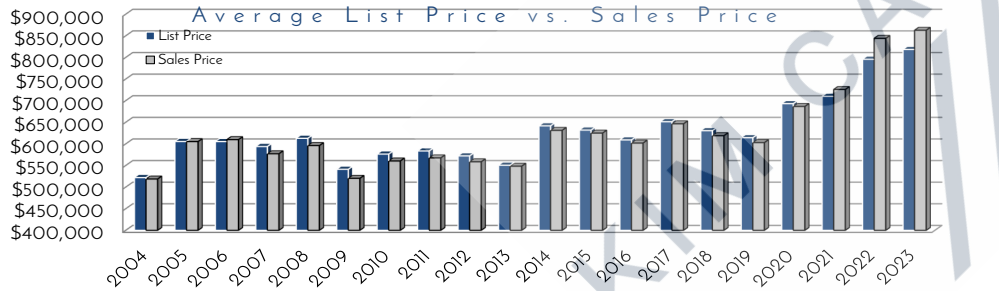
YTD	2023	2024	% Change
DOM	80	22	-72.56%
Sales Price	\$734,667	\$770,000	4.81%
LP:SP	97.64%	107.80%	10.41%
SP:AV	2.28	2.78	21.92%

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YTD	2023	2024	% Change
# Units Sold	12	11	-8.33%
Rate of Ab 3 Mo	1.74	0.98	-43.68%
Actives	13	6	-57.69%
Under Contracts	11	16	52.38%

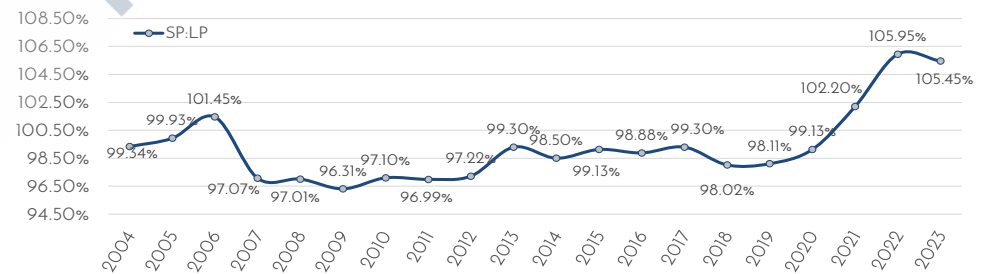
New Providence Yearly Market Trends

Average List Price vs. Sales Price

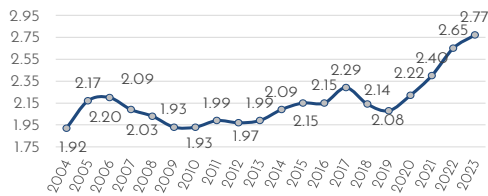


New Providence Yearly Market Trends

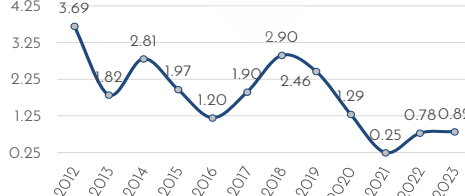
Sales Price to List Price Ratios



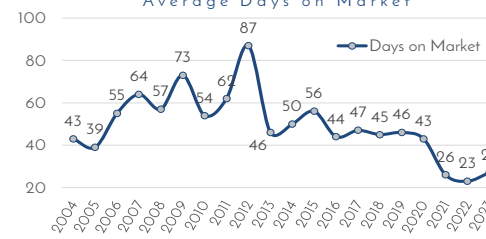
Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



Average Days on Market



Number of Units Sold

