

New Providence

January 2024 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	53 Murray Hill Square	TwndEndUn	2	2.1	45	\$579,000	\$549,000	\$540,000	98.36%	\$245,600	2.20
2	3 Ridgeview Avenue	Colonial	3	1.1	44	\$615,000	\$615,000	\$625,000	101.63%	\$249,400	2.51
3	229 Union Avenue	CapeCod	4	3.0	22	\$625,000	\$625,000	\$635,000	101.60%	\$219,400	2.89
4	21 Riverbend Court	TwndEndUn	3	3.0	44	\$724,900	\$699,900	\$680,000	97.16%	\$299,000	2.27
5	110 Primrose Drive	Colonial	3	1.2	15	\$615,000	\$615,000	\$765,000	124.39%	\$272,700	2.81
6	13 Heather Court	Bi-Level	3	1.1	14	\$749,900	\$749,900	\$776,000	103.48%	\$230,400	3.37
7	74 Walnut Street	Split Level	5	2.1	20	\$829,000	\$829,000	\$930,000	112.18%	\$331,900	2.80
AVERAGE					29	\$676,829	\$668,971	\$707,286	105.54%		2.69

"Active" Listings in New Providence

Number of Units: 7
 Average List Price: \$976,557
 Average Days on Market: 50

"Under Contract" Listings in New Providence

Number of Units: 12
 Average List Price: \$962,833
 Average Days on Market: 84

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												29
List Price	\$668,971												\$668,971
Sales Price	\$707,286												\$707,286
SP:LP%	105.54%												105.54%
SP to AV	2.69												2.69
# Units Sold	7												7
3 Mo Rate of Ab	1.25												1.25
Active Listings	7												7
Under Contracts	12												12

Flashback! YTD 2023 vs YTD 2024

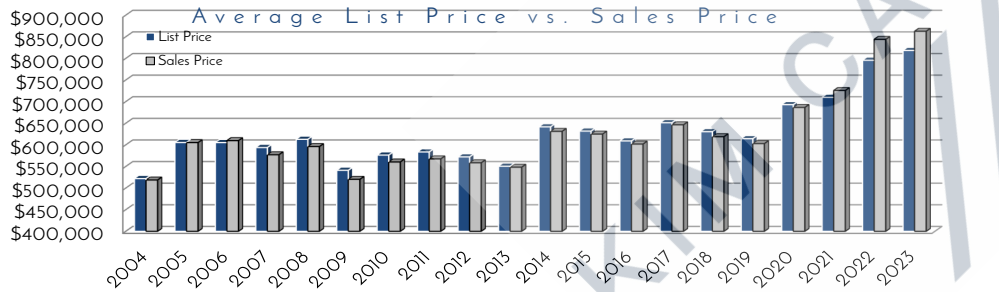
YTD	2023	2024	% Change
DOM	38	29	-23.88%
Sales Price	\$758,571	\$707,286	-6.76%
LP:SP	96.95%	105.54%	8.86%
SP:AV	2.33	2.69	15.68%

Prominent Properties
Sotheby's
INTERNATIONAL REALTY

YTD	2023	2024	% Change
# Units Sold	7	7	0.00%
Rate of Ab 3 Mo	1.11	1.25	12.61%
Actives	12	7	-41.67%
Under Contracts	8	12	50.00%

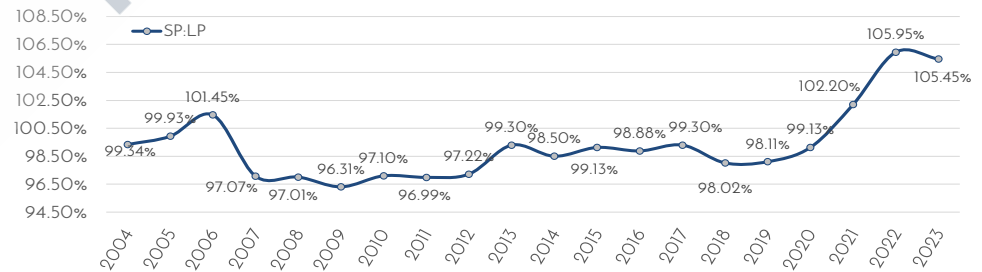
New Providence Yearly Market Trends

Average List Price vs. Sales Price

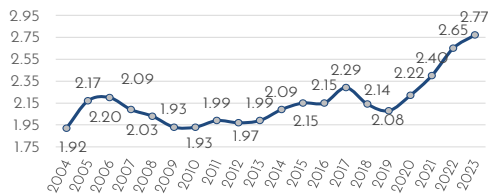


New Providence Yearly Market Trends

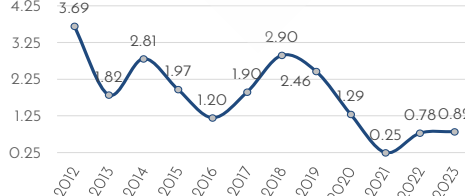
Sales Price to List Price Ratios



Sales Price to Assessed Value Ratio

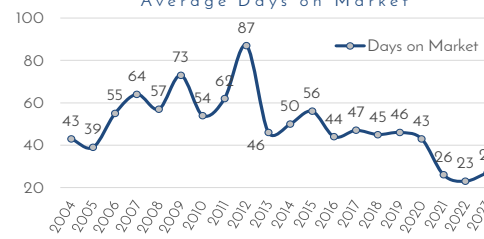


12 Month Rate of Absorption



Data only available until 2012

Average Days on Market



Number of Units Sold

