

# New Providence

## March 2024 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	1371 Springfield Avenue U5	TwnIntUn	2	2.1	14	\$399,000	\$399,000	\$430,000	107.77%	\$190,700	2.25
2	14 Shelley Drive	Split Level	3	2.0	9	\$595,000	\$595,000	\$675,000	113.45%	\$222,600	3.03
3	35 Grant Avenue	Ranch	4	2.0	7	\$649,000	\$649,000	\$681,000	104.93%		
4	75 Fairview Avenue	CapeCod	5	2.0	18	\$729,900	\$729,900	\$729,900	100.00%	\$190,600	3.83
5	18 Walton Avenue	Ranch	3	1.0	9	\$599,000	\$599,000	\$750,000	125.21%	\$233,800	3.21
6	20 Bergen Road	Split Level	3	2.0	9	\$699,000	\$699,000	\$839,898	120.16%	\$278,600	3.01
7	173 Maple Street	SplitLev	4	3.0	9	\$825,000	\$825,000	\$856,000	103.76%	\$292,600	2.93
8	11 Westview Avenue Unit 1	TwnEndUn	4	3.1	189	\$929,000	\$929,000	\$935,000	100.65%		
9	11 Westview Avenue Unit 2	TwnEndUn	4	3.1	188	\$949,000	\$949,000	\$949,000	100.00%		
10	22 Fairview Avenue	Colonial	5	3.1	12	\$1,275,000	\$1,275,000	\$1,451,300	113.83%	\$491,000	2.96
11	160 Livingston Avenue	Colonial	5	5.1	17	\$1,499,000	\$1,499,000	\$1,602,000	106.87%		
<b>AVERAGE</b>					<b>44</b>	<b>\$831,627</b>	<b>\$831,627</b>	<b>\$899,918</b>	<b>108.78%</b>	<b>\$271,414</b>	<b>3.03</b>

### "Active" Listings in New Providence

Number of Units: 3  
 Average List Price: \$997,667  
 Average Days on Market: 7

### "Under Contract" Listings in New Providence

Number of Units: 18  
 Average List Price: \$1,005,611  
 Average Days on Market: 59

# 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
List Price	\$668,971	\$787,125	\$831,627										\$771,782
Sales Price	\$707,286	\$879,750	\$899,918										\$834,959
SP:LP%	105.54%	111.76%	108.78%										108.29%
SP to AV	2.69	2.97	3.03										2.88
# Units Sold	7	4	11										22
3 Mo Rate of Ab	1.25	0.71	0.27										0.74
Active Listings	7	4	3										5
Under Contracts	12	20	18										17

## Flashback! YTD 2023 vs YTD 2024

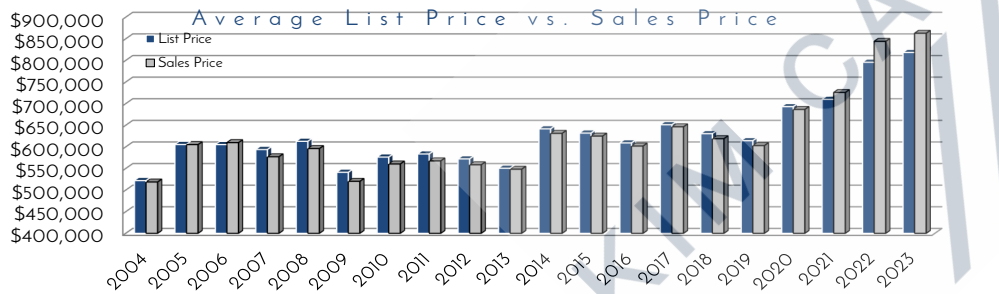
YTD	2023	2024	% Change
DOM	79	33	-58.24%
Sales Price	\$780,000	\$834,959	7.05%
LP:SP	98.34%	108.29%	10.12%
SP:AV	2.38	2.88	21.06%

Prominent  
Properties  
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INTERNATIONAL REALTY

YTD	2023	2024	% Change
# Units Sold	17	22	29.41%
Rate of Ab 3 Mo	2.22	0.74	-66.57%
Actives	13	5	-65.00%
Under Contracts	13	17	25.00%

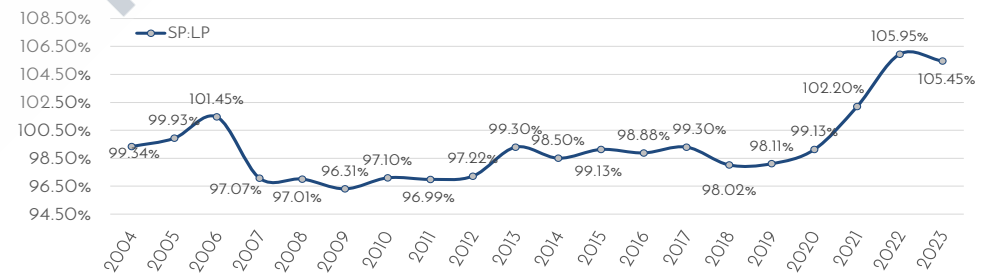
## New Providence Yearly Market Trends

Average List Price vs. Sales Price

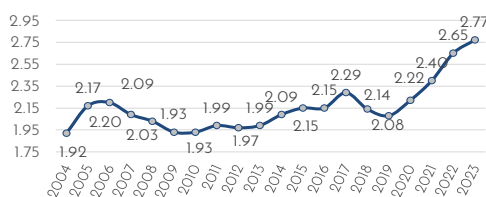


## New Providence Yearly Market Trends

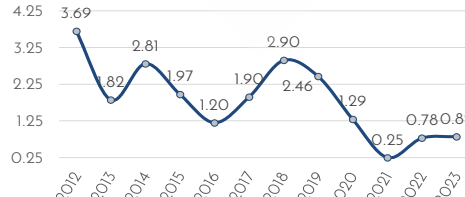
Sales Price to List Price Ratios



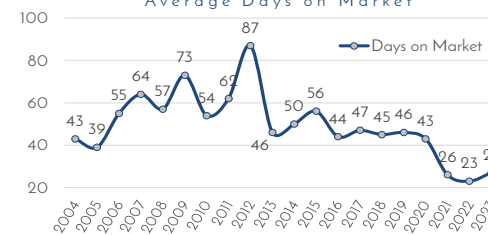
Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



Average Days on Market



Number of Units Sold

