

New Providence

October 2024 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assess- ment	SP:AV
1	870 Central Avenue	CapeCod	2	1.0	8	\$449,000	\$449,000	\$521,000	116.04%	\$168,900	3.08
2	355 Charnwood Road	SplitLev	3	2.1	37	\$599,000	\$599,000	\$630,000	105.18%	\$259,300	2.43
3	97 Runnymede Parkway	SplitLev	3	2.1	23	\$659,900	\$659,900	\$675,000	102.29%	\$285,300	2.37
4	321 Charnwood Road	SplitLev	3	2.1	17	\$775,000	\$775,000	\$790,000	101.94%	\$274,600	2.88
5	2 Murray Hill Manor	TwnIntUn	3	3.0	50	\$825,000	\$799,000	\$800,000	100.13%	\$279,200	2.87
6	31 Kline Boulevard	Ranch	3	2.0	17	\$599,000	\$599,000	\$800,000	133.56%	\$228,200	3.51
7	14 Murray Hill Manor	TwnIntUn	2	3.1	20	\$800,000	\$800,000	\$800,000	100.00%	\$306,600	2.61
8	114 Evergreen Avenue	SplitLev	3	2.1	9	\$799,000	\$799,000	\$875,000	109.51%	\$266,400	3.28
9	8 Sherwood Drive	SplitLev	3	2.1	9	\$899,000	\$899,000	\$965,000	107.34%	\$315,300	3.06
10	9 Lavina Court	Colonial	4	2.0	8	\$850,000	\$850,000	\$980,000	115.29%	\$258,600	3.79
11	24 Wellings Road	Colonial	6	3.0	13	\$1,550,000	\$1,550,000	\$1,715,000	110.65%	\$435,300	3.94
AVERAGE					19	\$800,445	\$798,082	\$868,273	109.26%		3.07

"Active" Listings in New Providence

Number of Units: 5
Average List Price: \$810,380
Average Days on Market: 47

"Under Contract" Listings in New Providence

Number of Units: 20
Average List Price: \$1,068,145
Average Days on Market: 15

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	10	31	25	13	19	19			24
List Price	\$668,971	\$787,125	\$831,627	\$713,775	\$800,900	\$944,136	\$1,176,154	\$935,129	\$1,005,271	\$798,082			\$890,039
Sales Price	\$707,286	\$879,750	\$899,918	\$791,500	\$922,000	\$1,051,929	\$1,254,577	\$1,010,866	\$1,037,429	\$868,273			\$968,916
SP:LP%	105.54%	111.76%	108.78%	110.94%	115.98%	111.83%	107.82%	107.67%	105.44%	109.26%			109.54%
SP to AV	2.69	2.97	3.03	3.06	3.12	3.14	3.19	3.25	3.03	3.07			3.07
# Units Sold	7	4	11	8	10	14	13	14	7	11			99
3 Mo Rate of Ab	1.25	0.71	0.27	0.75	0.62	0.77	0.75	0.75	1.12	0.44			0.74
Active Listings	7	4	3	6	4	5	7	8	10	5			6
Under Contracts	12	20	18	17	24	19	15	12	16	20			17

Flashback! YTD 2023 vs YTD 2024

YTD	2023	2024	% Change
DOM	29	24	-16.57%
Sales Price	\$862,759	\$968,916	12.30%
LP:SP	105.29%	109.54%	4.04%
SP:AV	2.73	3.07	12.31%

Prominent
Properties

Sotheby's
INTERNATIONAL REALTY

YTD	2023	2024	% Change
# Units Sold	93	99	6.45%
Rate of Ab 3 Mo	1.62	0.74	-54.22%
Actives	12	6	-50.83%
Under Contracts	20	17	-13.93%

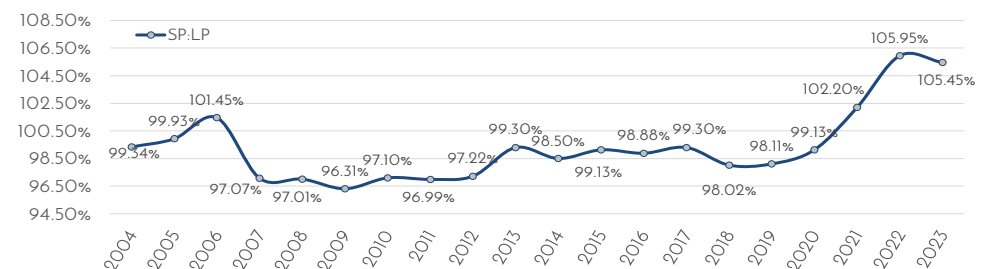
New Providence Yearly Market Trends

Average List Price vs. Sales Price

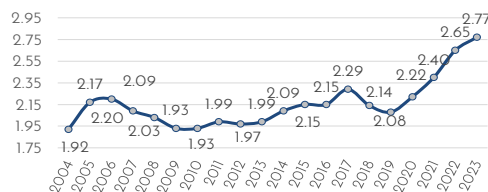


New Providence Yearly Market Trends

Sales Price to List Price Ratios



Sales Price to Assessed Value Ratio



12 Month Rate of Absorption

