

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

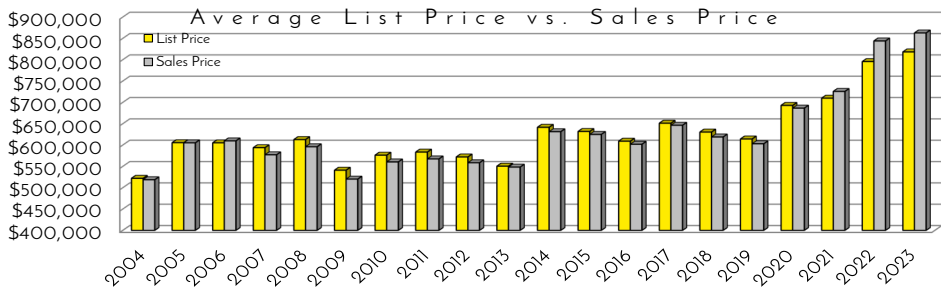
YTD	2023	2024	% Change
DOM	66	33	-50.34%
Sales Price	\$772,619	\$823,370	6.57%
LP:SP	99.30%	109.00%	9.77%
SP:AV	2.44	2.94	20.41%



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%

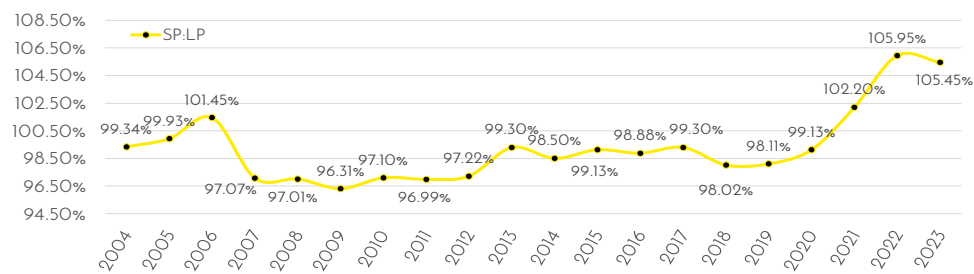
New Providence Yearly Market Trends

Average List Price vs. Sales Price

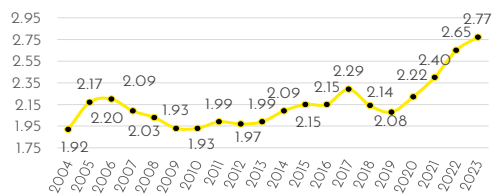


New Providence Yearly Market Trends

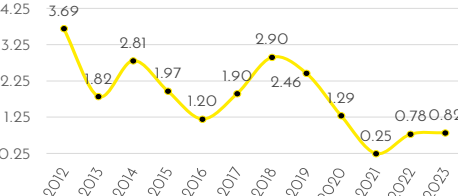
Sales Price to List Price Ratios



Sales Price to Assessed Value Ratio

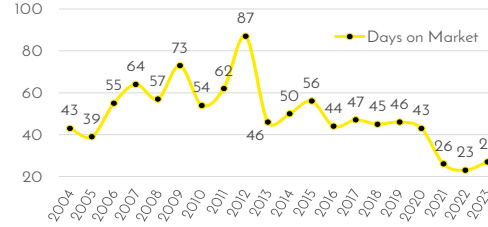


12 Month Rate of Absorption



Data only available until 2012

Average Days on Market



Number of Units Sold

