

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%		
AVERAGE					44	\$831,627	\$831,627	\$899,918	108.78%	\$271,414	3.03

"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

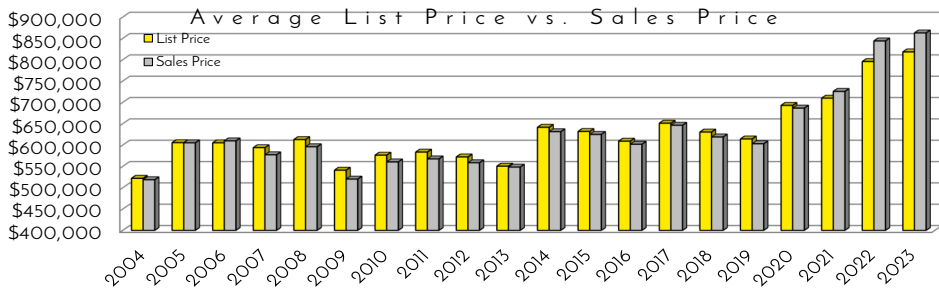
YTD	2023	2024	% Change
DOM	79	33	-58.24%
Sales Price	\$780,000	\$834,959	7.05%
LP:SP	98.34%	108.29%	10.12%
SP:AV	2.38	2.88	21.06%



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%

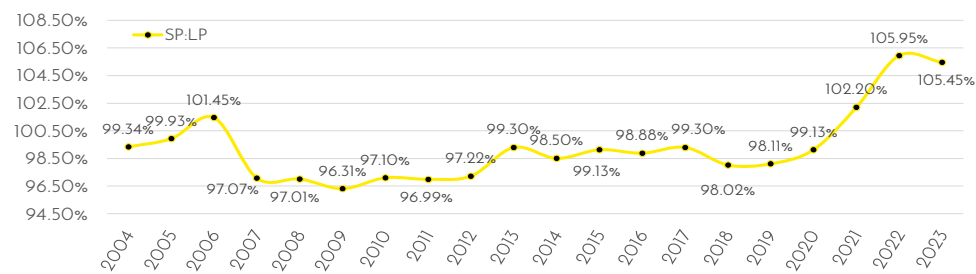
New Providence Yearly Market Trends

Average List Price vs. Sales Price

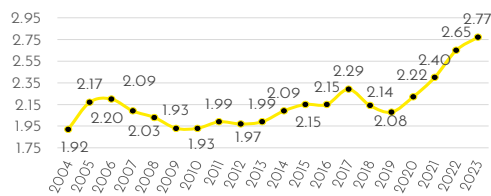


New Providence Yearly Market Trends

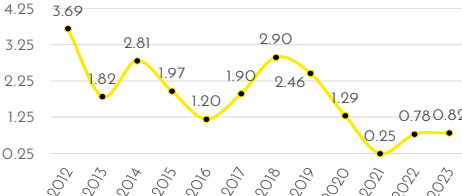
Sales Price to List Price Ratios



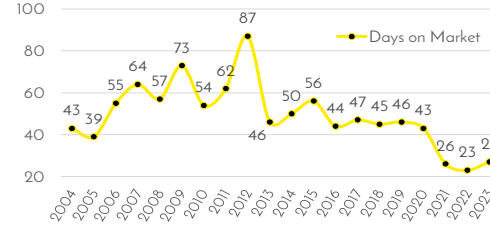
Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



Average Days on Market



Number of Units Sold

