

New Providence

July 2024 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	35 Laurel Drive	Colonial	3	1.1	175	\$735,000	\$735,000	\$712,500	96.94%	\$254,700	2.80
2	74 Ridgeview Avenue	Bi-Level	4	2.1	8	\$699,000	\$699,000	\$770,000	110.16%	\$288,800	2.67
3	40 Glenside Road	CapeCod	3	2.1	12	\$785,000	\$785,000	\$850,000	108.28%	\$224,700	3.78
4	49 Coddington Drive	CapeCod	4	2.0	11	\$850,000	\$850,000	\$985,000	115.88%	\$282,400	3.49
5	76 Laurel Drive	Colonial	4	2.1	23	\$995,000	\$995,000	\$999,000	100.40%	\$282,000	3.54
6	21 Ardsley Court	SplitLev	3	2.1	4	\$850,000	\$850,000	\$1,025,000	120.59%	\$305,300	3.36
7	35 Kendrick Road	Colonial	4	3.2	4	\$1,050,000	\$1,050,000	\$1,250,000	119.05%	\$375,500	3.33
8	348 Maple Street	Colonial	5	4.1	8	\$1,300,000	\$1,300,000	\$1,399,000	107.62%	\$400,100	3.50
9	366 Maple Street	Colonial	5	3.1	8	\$1,249,000	\$1,249,000	\$1,480,000	118.49%	\$475,000	3.12
10	122 Commonwealth Avenue	Colonial	5	4.1	41	\$1,499,000	\$1,499,000	\$1,499,000	100.00%	New	
11	25 Bergen Road	Colonial	5	4.1	16	\$1,599,000	\$1,599,000	\$1,540,000	96.31%	\$678,900	2.27
12	89 Pearl Street	Colonial	5	5.0	5	\$1,529,000	\$1,529,000	\$1,650,000	107.91%	\$517,000	3.19
13	303 Maple Street	Colonial	5	4.2	8	\$2,150,000	\$2,150,000	\$2,150,000	100.00%	New	
AVERAGE					25	\$1,176,154	\$1,176,154	\$1,254,577	107.82%		3.19

"Active" Listings in New Providence

Number of Units: 7
 Average List Price: \$778,571
 Average Days on Market: 15

"Under Contract" Listings in New Providence

Number of Units: 15
 Average List Price: \$983,927
 Average Days on Market: 17

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						28
List Price	\$668,971	\$787,125	\$831,627	\$713,775	\$800,900	\$944,136	\$1,176,154						\$883,676
Sales Price	\$707,286	\$879,750	\$899,918	\$791,500	\$922,000	\$1,051,929	\$1,254,577						\$969,516
SP:LP%	105.54%	111.76%	108.78%	110.94%	115.98%	111.83%	107.82%						110.40%
SP to AV	2.69	2.97	3.03	3.06	3.12	3.14	3.19						3.06
# Units Sold	7	4	11	8	10	14	13						67
3 Mo Rate of Ab	1.25	0.71	0.27	0.75	0.62	0.77	0.75						0.73
Active Listings	7	4	3	6	4	5	7						5
Under Contracts	12	20	18	17	24	19	15						18

Flashback! YTD 2023 vs YTD 2024

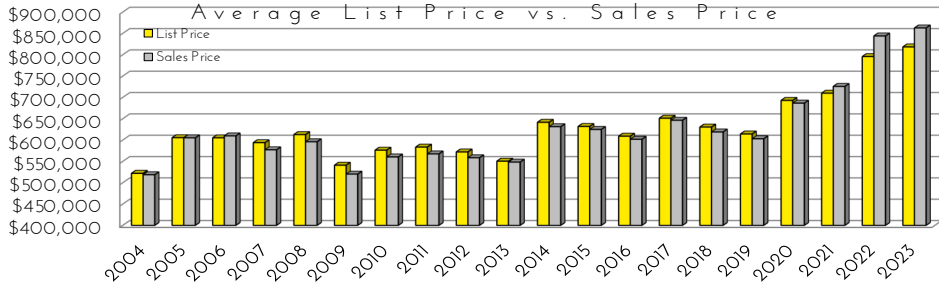
YTD	2023	2024	% Change
DOM	36	28	-22.39%
Sales Price	\$857,969	\$969,516	13.00%
LP:SP	103.13%	110.40%	7.05%
SP:AV	2.60	3.06	17.59%



YTD	2023	2024	% Change
# Units Sold	64	67	4.69%
Rate of Ab 3 Mo	1.90	0.73	-61.42%
Actives	13	5	-59.55%
Under Contracts	21	18	-16.67%

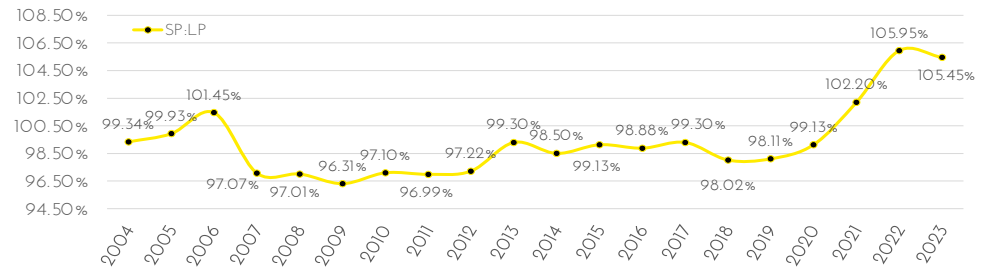
New Providence Yearly Market Trends

Average List Price vs. Sales Price

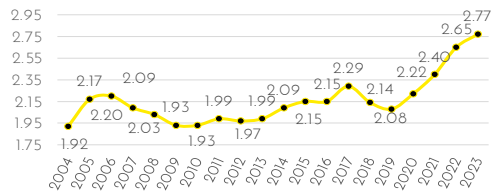


New Providence Yearly Market Trends

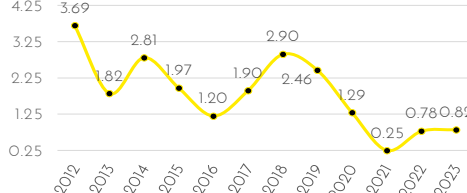
Sales Price to List Price Ratios



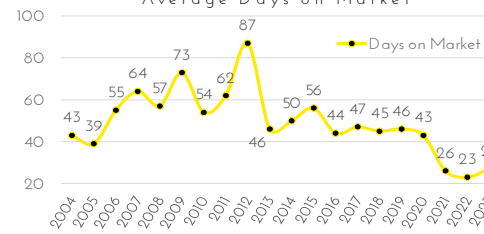
Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



Average Days on Market



Number of Units Sold

