

# New Providence

## December 2024 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	32 Marion Avenue	Colonial	3	2.0	12	\$699,000	\$699,000	\$695,000	99.43%	Renovated	
2	72 Laurel Drive	Colonial	3	1.1	8	\$679,000	\$679,000	\$780,000	114.87%	\$235,300	3.31
3	12 Bromley Court	SplitLev	3	2.1	14	\$699,900	\$699,900	\$785,500	112.23%	\$300,900	2.61
4	30 Clinton Avenue	Colonial	4	1.1	15	\$850,000	\$850,000	\$920,000	108.24%	\$257,900	3.57
5	37 Coddington Drive	SplitLev	4	2.1	8	\$899,000	\$899,000	\$1,151,627	128.10%	Renovated	
6	37 Woodbine Circle	Custom	5	3.1	10	\$1,350,000	\$1,350,000	\$1,350,000	100.00%	Renovated	
7	19 Delwick Lane	Custom	5	4.0	8	\$1,350,000	\$1,350,000	\$1,487,500	110.19%	Renovated	
8	158 Colchester Road	RanchExp	5	2.2	1	\$1,549,000	\$1,549,000	\$1,650,000	106.52%	\$585,200	2.82
9	8 6th Street	Colonial	5	4.1	9	\$1,650,000	\$1,650,000	\$1,860,000	112.73%	\$558,700	3.33
<b>AVERAGE</b>					9	\$1,080,656	\$1,080,656	\$1,186,625	110.26%		3.13

### "Active" Listings in New Providence

Number of Units: 2  
 Average List Price: \$691,950  
 Average Days on Market: 122

### "Under Contract" Listings in New Providence

Number of Units: 14  
 Average List Price: \$919,071  
 Average Days on Market: 30

# 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	17	9	22
List Price	\$668,971	\$787,125	\$831,627	\$713,775	\$800,900	\$944,136	\$1,176,154	\$935,129	\$1,005,271	\$798,082	\$1,076,909	\$1,080,656	\$921,729
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	\$1,243,091	\$1,186,625	\$1,010,726
SP:LP%	105.54%	111.76%	108.78%	110.94%	115.98%	111.83%	107.82%	107.67%	105.44%	109.26%	115.62%	110.26%	110.16%
SP to AV	2.69	2.97	3.03	3.06	3.12	3.14	3.19	3.25	3.03	3.07	3.10	3.13	3.08
# Units Sold	7	4	11	8	10	14	13	14	7	11	11	9	119
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	0.83	0.29	0.71
Active Listings	7	4	3	6	4	5	7	8	10	5	7	2	6
Under Contracts	12	20	18	17	24	19	15	12	16	20	14	14	17

## Flashback! YTD 2023 vs YTD 2024

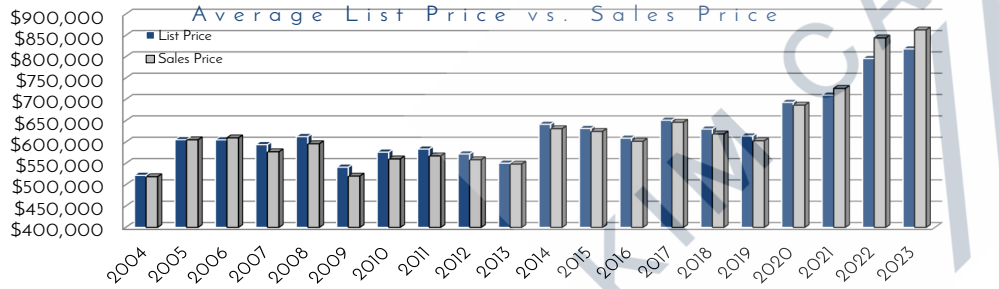
YTD	2023	2024	% Change
DOM	27	22	-17.58%
Sales Price	\$862,695	\$1,010,726	17.16%
LP:SP	105.45%	110.16%	4.46%
SP:AV	2.77	3.08	10.90%

Prominent  
Properties  
**Sotheby's**  
INTERNATIONAL REALTY

YTD	2023	2024	% Change
# Units Sold	112	119	6.25%
Rate of Ab 3 Mo	1.49	0.71	-52.31%
Actives	11	6	-49.25%
Under Contracts	18	17	-8.22%

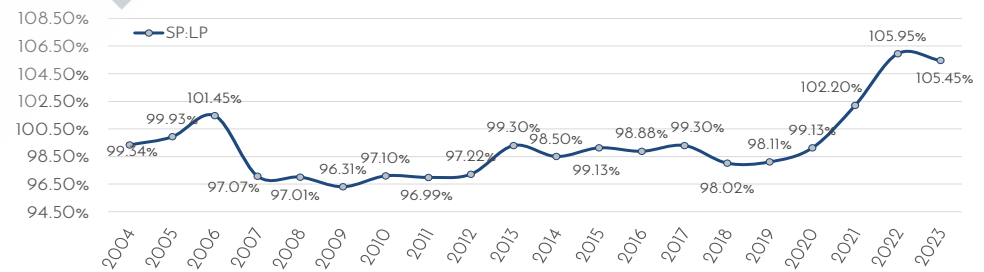
## New Providence Yearly Market Trends

Average List Price vs. Sales Price

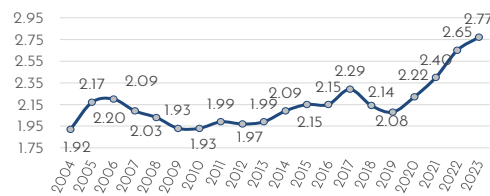


## New Providence Yearly Market Trends

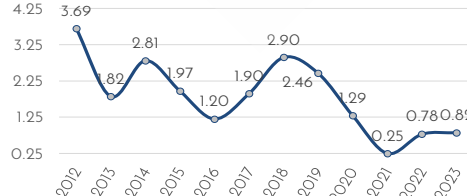
Sales Price to List Price Ratios



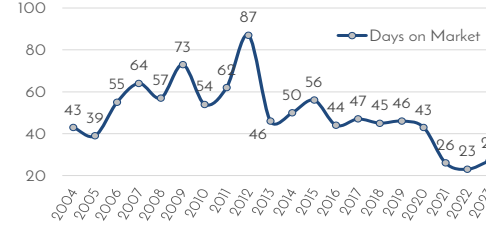
Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



Average Days on Market



Number of Units Sold

