

# New Providence

## July 2024 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assess-	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%

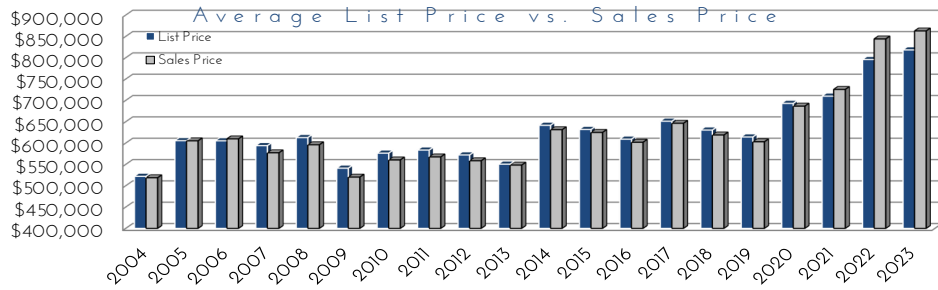
Prominent  
Properties

**Sotheby's**  
INTERNATIONAL REALTY

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%

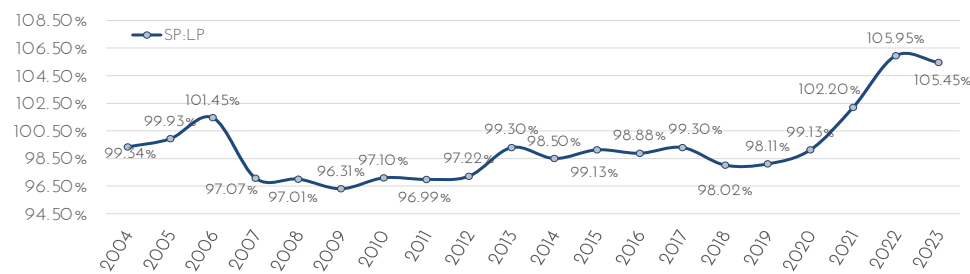
## New Providence Yearly Market Trends

Average List Price vs. Sales Price

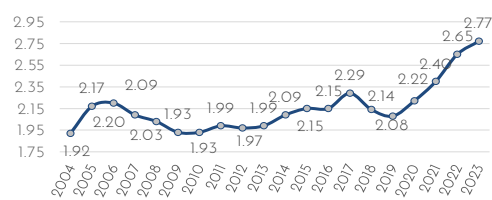


## New Providence Yearly Market Trends

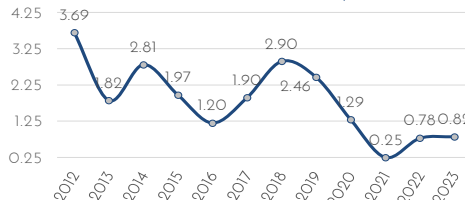
Sales Price to List Price Ratios



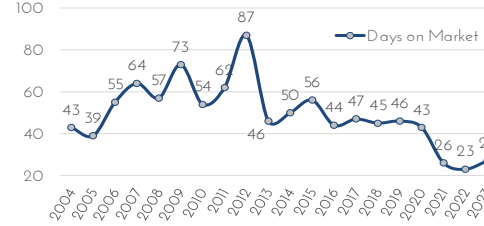
Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



Average Days on Market



Number of Units Sold

