

New Providence

May 2024 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	15 Riverbend Court	TwnIntUn	2	2.1	5	\$639,000	\$639,000	\$639,000	100.00%	\$269,000	2.38
2	217 Union Avenue	Colonial	3	1.1	9	\$549,000	\$549,000	\$660,000	120.22%	\$219,600	3.01
3	35 Maple Street	Colonial	3	1.0	10	\$599,000	\$599,000	\$680,000	113.52%	\$234,200	2.90
4	21 Walton Avenue	Ranch	3	1.0	16	\$639,000	\$639,000	\$750,000	117.37%	\$205,700	3.65
5	77 Magnolia Drive	Ranch	3	2.0	14	\$600,000	\$600,000	\$777,000	129.50%	\$231,700	3.35
6	37 Woodbine Circle	SplitLev	3	2.1	10	\$650,000	\$650,000	\$785,000	120.77%	\$295,500	2.66
7	25 Walnut Street	SplitLev	4	2.1	9	\$799,000	\$799,000	\$900,000	112.64%	\$275,900	3.26
8	29 Whitewood Drive	SplitLev	4	3.1	9	\$989,000	\$989,000	\$1,228,000	124.17%	\$345,800	3.55
9	15 Walton Avenue	SplitLev	4	2.1	7	\$1,095,000	\$1,095,000	\$1,271,000	116.07%	\$384,900	3.30
10	52 Pearl Street	Colonial	5	3.1	15	\$1,450,000	\$1,450,000	\$1,530,000	105.52%	Renovated	
AVERAGE					10	\$800,900	\$800,900	\$922,000	115.98%		3.12

"Active" Listings in New Providence

Number of Units: 4
 Average List Price: \$1,168,000
 Average Days on Market: 9

"Under Contract" Listings in New Providence

Number of Units: 24
 Average List Price: \$1,070,371
 Average Days on Market: 25

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								27
List Price	\$668,971	\$787,125	\$831,627	\$713,775	\$800,900								\$767,460
Sales Price	\$707,286	\$879,750	\$899,918	\$791,500	\$922,000								\$848,027
SP:LP%	105.54%	111.76%	108.78%	110.94%	115.98%								110.74%
SP to AV	2.69	2.97	3.03	3.06	3.12								2.99
# Units Sold	7	4	11	8	10								40
3 Mo Rate of Ab	1.25	0.71	0.27	0.75	0.62								0.72
Active Listings	7	4	3	6	4								5
Under Contracts	12	20	18	17	24								18

Flashback! YTD 2023 vs YTD 2024

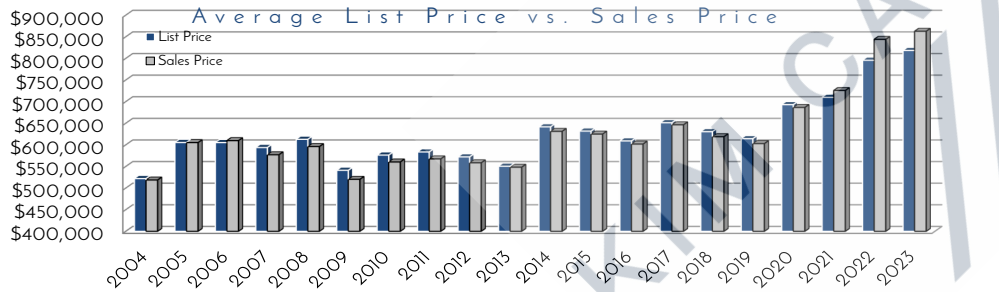
YTD	2023	2024	% Change
DOM	50	27	-44.83%
Sales Price	\$839,847	\$848,027	0.97%
LP:SP	101.55%	110.74%	9.06%
SP:AV	2.47	2.99	21.06%

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YTD	2023	2024	% Change
# Units Sold	32	40	25.00%
Rate of Ab 3 Mo	2.26	0.72	-68.09%
Actives	13	5	-63.08%
Under Contracts	20	18	-9.90%

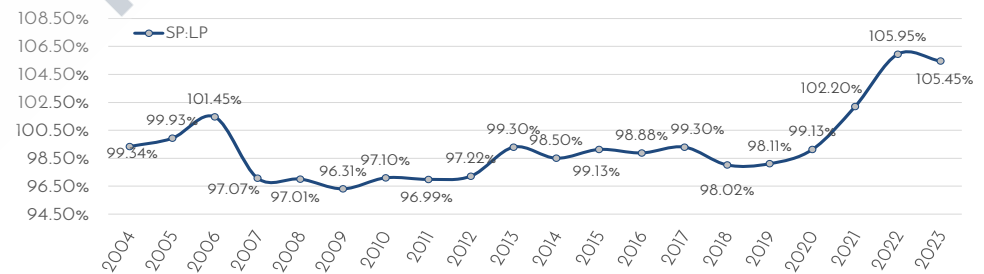
New Providence Yearly Market Trends

Average List Price vs. Sales Price

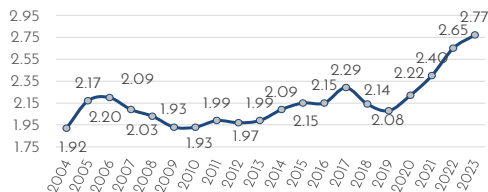


New Providence Yearly Market Trends

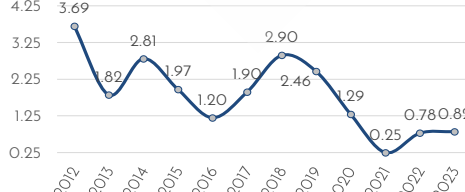
Sales Price to List Price Ratios



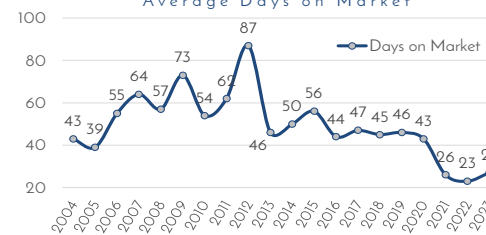
Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



Average Days on Market



Number of Units Sold

