

# New Providence

## November 2024 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	26 Lavina Court	Colonial	3	1.1	9	\$599,000	\$599,000	\$740,000	123.54%	\$214,300	3.45
2	3C Foley Square	TwnIntUn	3	2.2	11	\$785,000	\$785,000	\$821,000	104.59%	\$381,800	2.15
3	119 Southgate Road	Colonial	4	2.1	8	\$699,000	\$699,000	\$825,000	118.03%	\$298,000	2.77
4	915 Central Avenue	FixrUpvr	4	2.0	40	\$720,000	\$720,000	\$915,000	127.08%	\$236,800	3.86
5	65 Woodcrest Drive	Colonial	5	3.1	33	\$995,000	\$949,000	\$930,000	98.00%	\$421,800	2.20
6	875 Mountain Avenue	Colonial	5	4.1	28	\$1,099,000	\$1,049,000	\$1,049,000	100.00%	\$502,000	2.09
7	91 Elkwood Avenue	SplitLev	3	2.1	11	\$899,000	\$899,000	\$1,131,000	125.81%	\$319,200	3.54
8	167 Mountain Avenue	SplitLev	4	3.1	19	\$998,000	\$998,000	\$1,153,000	115.53%	\$372,900	3.09
9	27 Penwood Drive	Custom	4	2.1	9	\$1,149,000	\$1,149,000	\$1,450,000	126.20%	\$401,100	3.62
10	44 Lancaster Court	Colonial	5	4.1	14	\$1,849,000	\$1,849,000	\$2,160,000	116.82%	\$609,800	3.54
11	23 Countryside Drive	Colonial	5	4.1	9	\$2,100,000	\$2,150,000	\$2,500,000	116.28%	\$669,800	3.73
<b>AVERAGE</b>					17	\$1,081,091	\$1,076,909	\$1,243,091	115.62%		3.10

### "Active" Listings in New Providence

Number of Units: 7  
 Average List Price: \$925,557  
 Average Days on Market: 60

### "Under Contract" Listings in New Providence

Number of Units: 14  
 Average List Price: \$1,015,279  
 Average Days on Market: 12

# 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		23
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		\$908,726
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		\$996,334
SP:LP%	105.54%	111.76%	108.78%	110.94%	115.98%	111.83%	107.82%	107.67%	105.44%	109.26%	115.62%		110.15%
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		3.07
# Units Sold	7	4	11	8	10	14	13	14	7	11	11		110
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		0.75
Active Listings	7	4	3	6	4	5	7	8	10	5	7		6
Under Contracts	12	20	18	17	24	19	15	12	16	20	14		17

## Flashback! YTD 2023 vs YTD 2024

YTD	2023	2024	% Change
DOM	28	23	-17.13%
Sales Price	\$859,773	\$996,334	15.88%
LP:SP	105.11%	110.15%	4.79%
SP:AV	2.75	3.07	11.59%

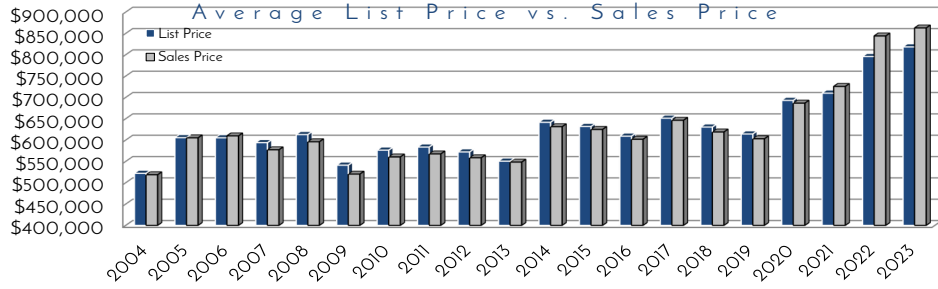
Prominent Properties

**Sotheby's**  
INTERNATIONAL REALTY

YTD	2023	2024	% Change
# Units Sold	102	110	7.84%
Rate of Ab 3 Mo	1.55	0.75	-51.61%
Actives	12	6	-48.03%
Under Contracts	19	17	-11.37%

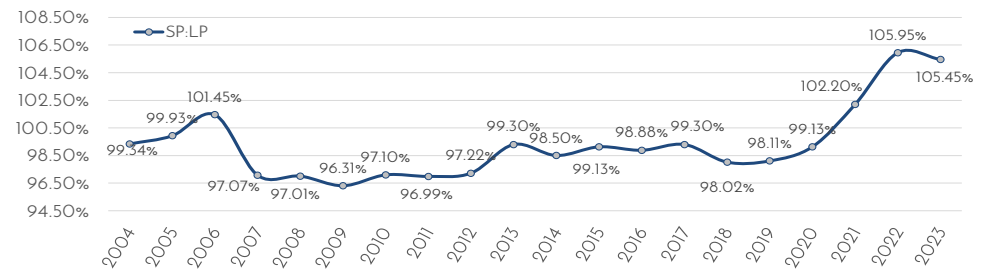
## New Providence Yearly Market Trends

Average List Price vs. Sales Price

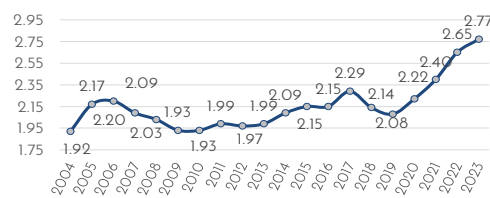


## New Providence Yearly Market Trends

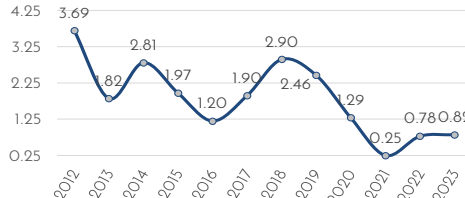
Sales Price to List Price Ratios



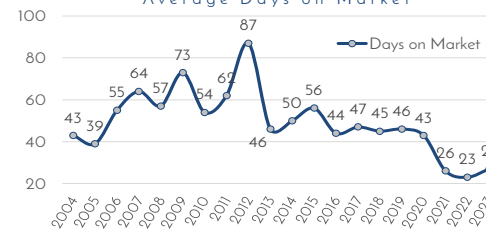
Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



Average Days on Market



Number of Units Sold

