



New Providence

April 2024 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	27 E 4th Street	Ranch	3	1.0	18	\$599,000	\$599,000	\$665,000	111.02%	\$215,300	3.09
2	301 Mountain Avenue	Split Level	4	2.1	154	\$742,000	\$604,200	\$671,000	111.06%	\$243,600	2.75
3	53 Pleasantview Avenue	Split Level	3	1.1	7	\$649,000	\$649,000	\$685,000	105.55%	\$224,400	3.05
4	41 Kendrick Road	CapeCod	3	2.0	34	\$749,900	\$699,000	\$715,000	102.29%	\$278,100	2.57
5	101 Hawthorne Drive	Split Level	3	1.1	8	\$650,000	\$650,000	\$731,000	112.46%	\$242,300	3.02
6	29 Walton Avenue	Ranch	3	1.1	16	\$649,000	\$649,000	\$765,000	117.87%	\$219,700	3.48
7	19 Fairmount Road	CapeCod	3	2.0	11	\$765,000	\$765,000	\$900,000	117.65%	\$279,800	3.22
8	42 Princeton Drive	Colonial	4	2.1	19	\$1,095,000	\$1,095,000	\$1,200,000	109.59%	\$365,300	3.28
AVERAGE					33	\$737,363	\$713,775	\$791,500	110.94%	\$258,563	3.06

Active Listings in New Providence

Number of Units: 6
 Average List Price: \$1,256,167
 Average Days on Market: 113

Under Contract Listings in New Providence

Number of Units: 17
 Average List Price: \$970,347
 Average Days on Market: 29

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									33
List Price	\$668,971	\$787,125	\$831,627	\$713,775									\$756,313
Sales Price	\$707,286	\$879,750	\$899,918	\$791,500									\$823,370
SP:LP%	105.54%	111.76%	108.78%	110.94%									109.00%
SP to AV	2.69	2.97	3.03	3.06									2.94
# Units Sold	7	4	11	8									30
3 Mo Rate of Ab	1.25	0.71	0.27	0.75									0.75
Active Listings	7	4	3	6									5
Under Contracts	12	20	18	17									17

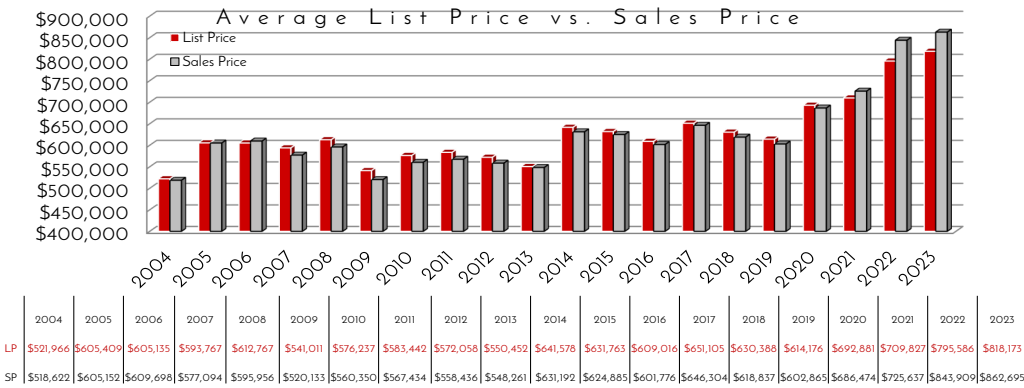
Flashback! YTD 2023 vs YTD 2024

YTD	2023	2024	% Change
DOM	66	33	-50.34%
Sales Price	\$772,619	\$823,370	6.57%
LP:SP	99.30%	109.00%	9.77%
SP:AV	2.44	2.94	20.41%



YTD	2023	2024	% Change
# Units Sold	21	30	42.86%
Rate of Ab 3 Mo	2.28	0.75	-67.29%
Actives	13	5	-60.78%
Under Contracts	18	17	-4.29%

New Providence Yearly Market Trends



New Providence Yearly Market Trends

