

# 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

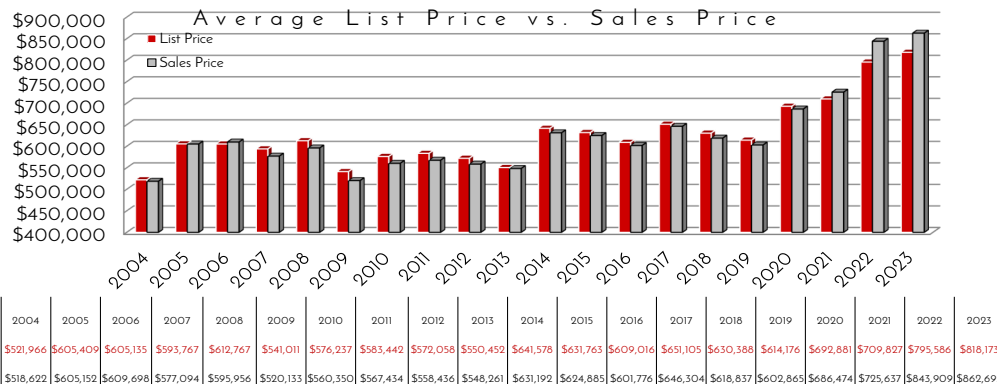
## Flashback! YTD 2023 vs YTD 2024

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%

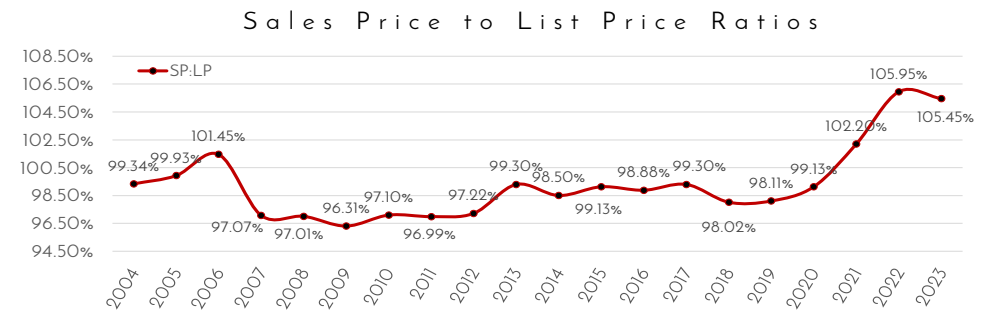


YTD	2023	2024	% Change
# Units Sold	32	40	25.00%
Rate of Ab 3 Mo	2.26	0.72	-68.09%
Actives	13	5	-63.08%
Under Contracts	20	18	-9.90%

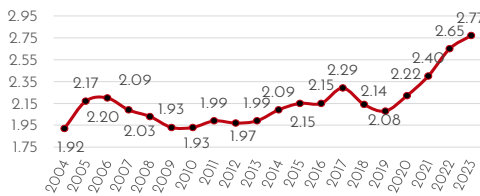
## New Providence Yearly Market Trends



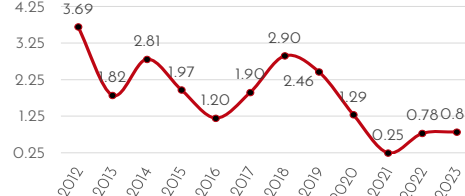
## New Providence Yearly Market Trends



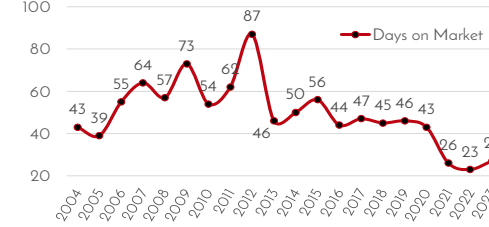
### Sales Price to Assessed Value Ratio



### 12 Month Rate of Absorption



### Average Days on Market



### Number of Units Sold

