

New Providence

March 2024 Market Snapshot

| Units | Address | Style | Bedrms | Baths | DOM | Orig. List Price | List Price | Sales Price | SP:LP | Total Assessment | SP:AV |
|----------------|----------------------------|-------------|--------|-------|-----------|------------------|------------------|------------------|----------------|------------------|-------------|
| 1 | 1371 Springfield Avenue U5 | TwnIntUn | 2 | 2.1 | 14 | \$399,000 | \$399,000 | \$430,000 | 107.77% | \$190,700 | 2.25 |
| 2 | 14 Shelley Drive | Split Level | 3 | 2.0 | 9 | \$595,000 | \$595,000 | \$675,000 | 113.45% | \$222,600 | 3.03 |
| 3 | 35 Grant Avenue | Ranch | 4 | 2.0 | 7 | \$649,000 | \$649,000 | \$681,000 | 104.93% | | |
| 4 | 75 Fairview Avenue | CapeCod | 5 | 2.0 | 18 | \$729,900 | \$729,900 | \$729,900 | 100.00% | \$190,600 | 3.83 |
| 5 | 18 Walton Avenue | Ranch | 3 | 1.0 | 9 | \$599,000 | \$599,000 | \$750,000 | 125.21% | \$233,800 | 3.21 |
| 6 | 20 Bergen Road | Split Level | 3 | 2.0 | 9 | \$699,000 | \$699,000 | \$839,898 | 120.16% | \$278,600 | 3.01 |
| 7 | 173 Maple Street | SplitLev | 4 | 3.0 | 9 | \$825,000 | \$825,000 | \$856,000 | 103.76% | \$292,600 | 2.93 |
| 8 | 11 Westview Avenue Unit 1 | TwnEndUn | 4 | 3.1 | 189 | \$929,000 | \$929,000 | \$935,000 | 100.65% | | |
| 9 | 11 Westview Avenue Unit 2 | TwnEndUn | 4 | 3.1 | 188 | \$949,000 | \$949,000 | \$949,000 | 100.00% | | |
| 10 | 22 Fairview Avenue | Colonial | 5 | 3.1 | 12 | \$1,275,000 | \$1,275,000 | \$1,451,300 | 113.83% | \$491,000 | 2.96 |
| 11 | 160 Livingston Avenue | Colonial | 5 | 5.1 | 17 | \$1,499,000 | \$1,499,000 | \$1,602,000 | 106.87% | | |
| AVERAGE | | | | | 44 | \$831,627 | \$831,627 | \$899,918 | 108.78% | \$271,414 | 3.03 |

"Active" Listings in New Providence

Number of Units: 3
 Average List Price: \$997,667
 Average Days on Market: 7

"Under Contract" Listings in New Providence

Number of Units: 18
 Average List Price: \$1,005,611
 Average Days on Market: 59

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 |
| List Price | \$668,971 | \$787,125 | \$831,627 | | | | | | | | | | \$771,782 |
| Sales Price | \$707,286 | \$879,750 | \$899,918 | | | | | | | | | | \$834,959 |
| SP:LP% | 105.54% | 111.76% | 108.78% | | | | | | | | | | 108.29% |
| SP to AV | 2.69 | 2.97 | 3.03 | | | | | | | | | | 2.88 |
| # Units Sold | 7 | 4 | 11 | | | | | | | | | | 22 |
| 3 Mo Rate of Ab | 1.25 | 0.71 | 0.27 | | | | | | | | | | 0.74 |
| Active Listings | 7 | 4 | 3 | | | | | | | | | | 5 |
| Under Contracts | 12 | 20 | 18 | | | | | | | | | | 17 |

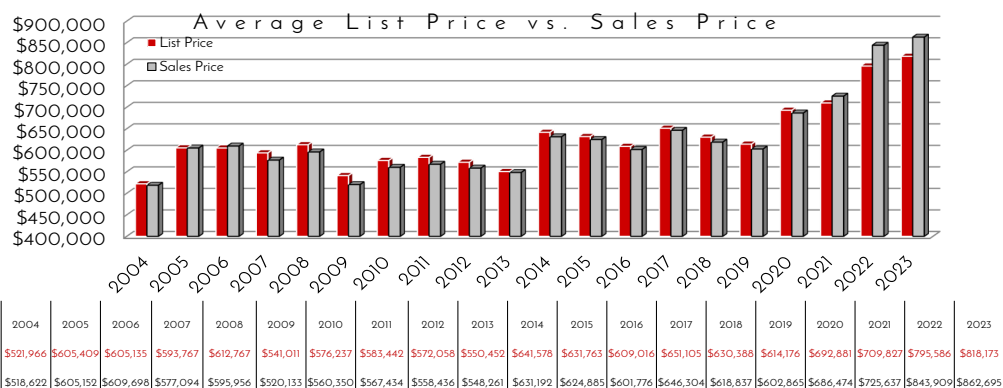
Flashback! YTD 2023 vs YTD 2024

| YTD | 2023 | 2024 | % Change |
|-------------|-----------|-----------|----------|
| DOM | 79 | 33 | -58.24% |
| Sales Price | \$780,000 | \$834,959 | 7.05% |
| LP:SP | 98.34% | 108.29% | 10.12% |
| SP:AV | 2.38 | 2.88 | 21.06% |

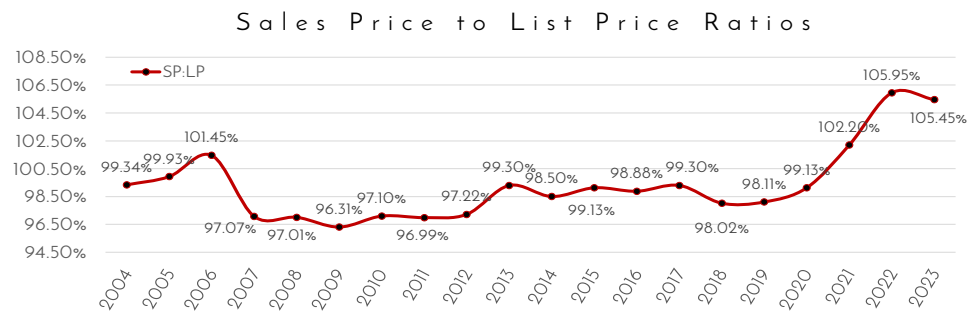


| YTD | 2023 | 2024 | % Change |
|-----------------|------|------|----------|
| # Units Sold | 17 | 22 | 29.41% |
| Rate of Ab 3 Mo | 2.22 | 0.74 | -66.57% |
| Actives | 13 | 5 | -65.00% |
| Under Contracts | 13 | 17 | 25.00% |

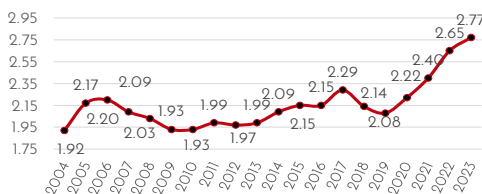
New Providence Yearly Market Trends



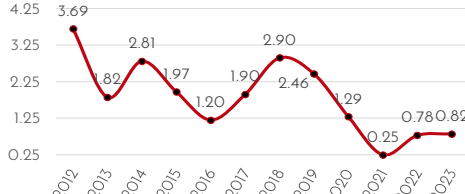
New Providence Yearly Market Trends



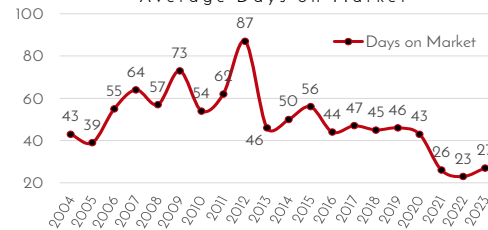
Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



Average Days on Market



Number of Units Sold

