

New Providence

June 2023 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	79 Charnwood Road	CapeCod	4	2.0	160	\$479,000	\$420,000	\$420,000	100.00%	\$189,100	2.22
2	20 Murray Hill Manor	TwnIntUn	2	3.1	42	\$785,000	\$699,000	\$655,000	93.71%	\$298,200	2.20
3	322 Livingston Avenue	Split Level	3	1.1	11	\$589,000	\$589,000	\$690,000	117.15%	\$226,400	3.05
4	135 Bradford Street	Split Level	3	2.0	12	\$675,000	\$675,000	\$700,861	103.83%	\$233,600	3.00
5	126 Maple Street	Ranch	3	2.1	14	\$700,000	\$700,000	\$775,000	110.71%	\$310,200	2.50
6	21 Mee Lane	Split Level	3	2.1	7	\$775,000	\$775,000	\$825,000	106.45%	\$265,700	3.11
7	67 Woodbine Circle	Split Level	4	2.1	16	\$849,900	\$849,900	\$840,000	98.84%	\$329,000	2.55
8	55 Seven Oaks Drive	Colonial	5	2.1	15	\$849,000	\$849,000	\$850,000	100.12%	\$394,200	2.16
9	126 Chestnut Hill Drive	Ranch	3	2.1	21	\$850,000	\$850,000	\$855,000	100.59%	\$287,200	2.98
10	404 Charnwood Road	Split Level	3	3.0	24	\$899,000	\$899,000	\$900,000	100.11%	\$285,400	3.15
11	23 Old Brook Lane	Colonial	4	3.0	29	\$1,095,000	\$999,000	\$920,000	92.09%	\$367,700	2.50
12	15 Grant Avenue	Colonial	5	3.1	20	\$949,000	\$949,000	\$949,000	100.00%	Renovated	
13	232 South Street B-5	TwnIntUn	4	3.2	16	\$969,000	\$969,000	\$969,000	100.00%	New	
14	232 South Street B-6	TwnEndUn	4	3.2	8	\$999,000	\$999,000	\$987,500	98.85%	New	
15	232 South Street B-4	TwnEndUn	4	3.2	10	\$999,000	\$999,000	\$990,000	99.10%	New	
16	70 Tall Oaks Drive	Colonial	5	3.1	9	\$985,000	\$985,000	\$1,205,050	122.34%	Renovated	
17	11 W 3Rd Street	HalfDupl	4	4.1	12	\$1,199,999	\$1,199,999	\$1,350,000	112.50%	Renovated	
18	77 Evergreen Avenue	SplitLev	5	3.1	20	\$1,499,000	\$1,499,000	\$1,400,000	93.40%	Renovated	
19	25A Fairmount Road	Colonial	5	4.1	68	\$1,800,000	\$1,700,000	\$1,675,000	98.53%	Renovated	
AVERAGE					27	\$944,521	\$926,574	\$945,074	102.54%		2.67

"Active" Listings in New Providence

Number of Units: 10
 Average List Price: \$1,117,390
 Average Days on Market: 70

"Under Contract" Listings in New Providence

Number of Units: 27
 Average List Price: \$794,737
 Average Days on Market: 15

New Providence 2023 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	38	138	76	15	17	27							41
List Price	\$783,143	\$709,580	\$897,000	\$716,225	\$912,909	\$926,574							\$863,269
Sales Price	\$758,571	\$701,200	\$888,800	\$741,250	\$968,190	\$945,074							\$879,049
SP:LP%	96.95%	98.61%	100.02%	103.35%	105.84%	102.54%							101.92%
SP to AV	2.33	2.22	2.76	2.72	2.54	2.67							2.53
# Units Sold	7	5	5	4	11	19							51
3 Mo Rate of Ab	1.11	2.37	3.19	2.44	2.17	0.94							2.04
Active Listings	12	14	14	11	14	10							13
Under Contracts	8	13	19	30	31	27							21

Flashback! YTD 2022 vs YTD 2023

YTD	2022	2023	% Change
DOM	20	41	105.30%
Sales Price	\$863,960	\$879,049	1.75%
LP:SP	107.81%	101.92%	-5.46%
SP:AV	2.68	2.53	-5.44%



YTD	2022	2023	% Change
# Units Sold	85	51	-40.00%
Rate of Ab 3 Mo	0.95	2.04	113.64%
Actives	12	13	7.14%
Under Contracts	27	21	-20.00%

New Providence Yearly Market Trends



Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
LP	\$521,966	\$605,409	\$605,135	\$593,767	\$612,767	\$541,011	\$576,237	\$583,442	\$572,058	\$550,452	\$641,578	\$631,763	\$609,016	\$651,105	\$630,388	\$614,176	\$692,881	\$709,827	\$795,586
SP	\$518,622	\$605,152	\$609,698	\$577,094	\$595,956	\$520,133	\$560,350	\$567,434	\$558,436	\$548,261	\$631,192	\$624,885	\$601,776	\$646,304	\$618,837	\$602,865	\$686,474	\$725,637	\$843,909

New Providence Yearly Market Trends

