

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 |

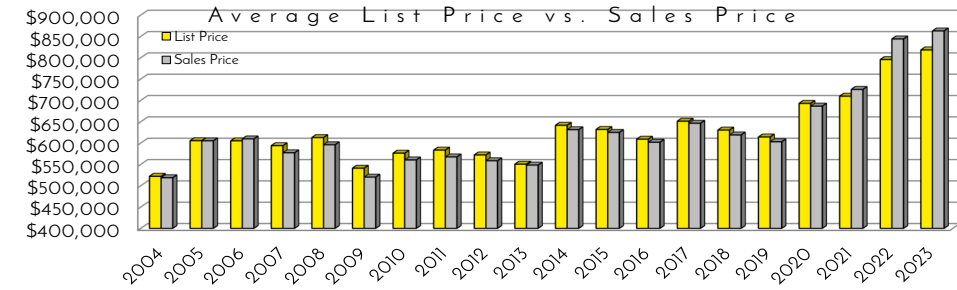
Flashback! YTD 2023 vs YTD 2024

| 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% |

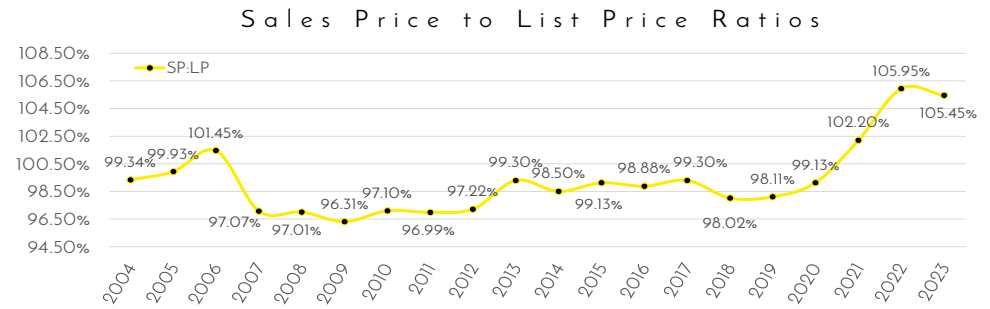


| YTD | 2023 | 2024 | % Change |
|-----------------|------|------|----------|
| # Units Sold | 32 | 40 | 25.00% |
| Rate of Ab 3 Mo | 2.26 | 0.72 | -68.09% |
| Actives | 13 | 5 | -63.08% |
| Under Contracts | 20 | 18 | -9.90% |

New Providence Yearly Market Trends



New Providence Yearly Market Trends



| Year | LP | SP |
|------|-----------|-----------|
| 2004 | \$521,966 | \$518,622 |
| 2005 | \$605,409 | \$605,152 |
| 2006 | \$605,135 | \$609,698 |
| 2007 | \$593,767 | \$577,094 |
| 2008 | \$612,767 | \$595,956 |
| 2009 | \$541,011 | \$520,133 |
| 2010 | \$576,237 | \$560,350 |
| 2011 | \$583,442 | \$567,434 |
| 2012 | \$572,058 | \$558,436 |
| 2013 | \$550,452 | \$548,261 |
| 2014 | \$641,578 | \$631,192 |
| 2015 | \$631,763 | \$624,885 |
| 2016 | \$609,016 | \$601,776 |
| 2017 | \$651,105 | \$646,304 |
| 2018 | \$630,388 | \$618,837 |
| 2019 | \$614,176 | \$602,865 |
| 2020 | \$692,881 | \$686,474 |
| 2021 | \$709,827 | \$725,637 |
| 2022 | \$795,586 | \$843,909 |
| 2023 | \$818,173 | \$862,695 |

