

New Providence

April 2025 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	49 The Fellsway	CapeCod	4	2.1	10	\$799,000	\$799,000	\$742,500	92.93%	\$241,100	3.08
2	4 Bromley Court	SplitLev	3	1.2	6	\$775,000	\$775,000	\$900,000	116.13%	\$319,000	2.82
3	28 W 3rd Street	TwnEndUn	4	4.1	14	\$1,495,000	\$1,495,000	\$1,560,000	104.35%	\$464,800	3.36
4	36 Edgewood Avenue	Colonial	5	4.1	7	\$1,799,000	\$1,799,000	\$1,900,000	105.61%	New	
AVERAGE					9	\$1,217,000	\$1,217,000	\$1,275,625	104.75%		3.09

"Active" Listings in New Providence

Number of Units: 8
 Average List Price: \$891,500
 Average Days on Market: 44

"Under Contract" Listings in New Providence

Number of Units: 21
 Average List Price: \$939,000
 Average Days on Market: 20

New Providence 2025 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	21	37	13	9									21
List Price	\$939,917	\$895,400	\$949,333	\$1,217,000									\$978,000
Sales Price	\$1,033,750	\$946,000	\$1,071,000	\$1,275,625									\$1,060,438
SP:LP%	109.32%	105.46%	110.50%	104.75%									107.90%
SP to AV	3.33	3.70	3.47	3.09									3.40
# Units Sold	12	5	3	4									24
3 Mo Rate of Ab	0.39	0.91	1.35	2.31									1.24
Active Listings	4	9	11	8									8
Under Contracts	7	5	15	21									12

Flashback! YTD 2024 vs YTD 2025

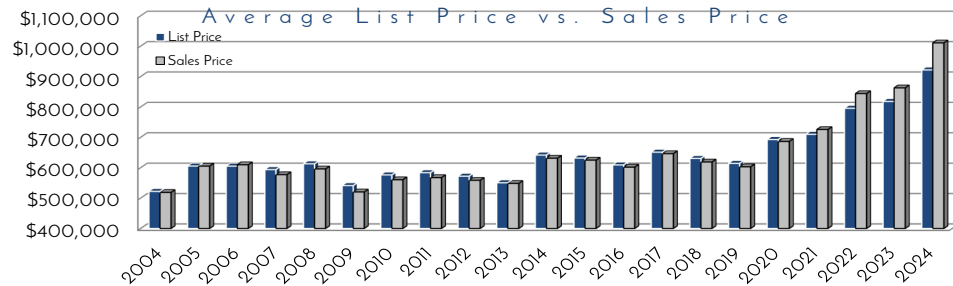
YTD	2024	2025	% Change
DOM	33	21	-35.04%
Sales Price	\$823,370	\$1,060,438	28.79%
LP:SP	109.00%	107.90%	-1.01%
SP:AV	2.94	3.40	15.71%

Prominent
Properties
Sotheby's
INTERNATIONAL REALTY

YTD	2024	2025	% Change
# Units Sold	30	24	-20.00%
Rate of Ab 3 Mo	0.75	1.24	66.44%
Actives	5	8	60.00%
Under Contracts	17	12	-28.36%

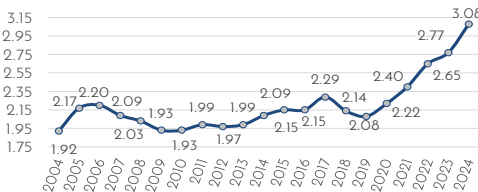
New Providence Yearly Market Trends

Average List Price vs. Sales Price

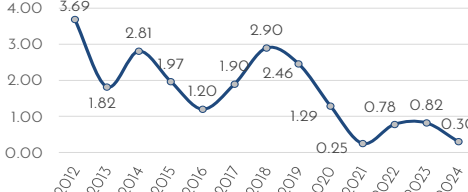


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
LP	\$522K	\$605K	\$605K	\$594K	\$613K	\$541K	\$576K	\$583K	\$572K	\$550K	\$642K	\$632K	\$609K	\$651K	\$630K	\$614K	\$693K	\$710K	\$796K	\$819K	\$922K
SP	\$519K	\$605K	\$610K	\$577K	\$596K	\$520K	\$560K	\$567K	\$558K	\$548K	\$631K	\$625K	\$602K	\$647K	\$619K	\$603K	\$686K	\$726K	\$844K	\$863K	\$1,111M

Sales Price to Assessed Value Ratio



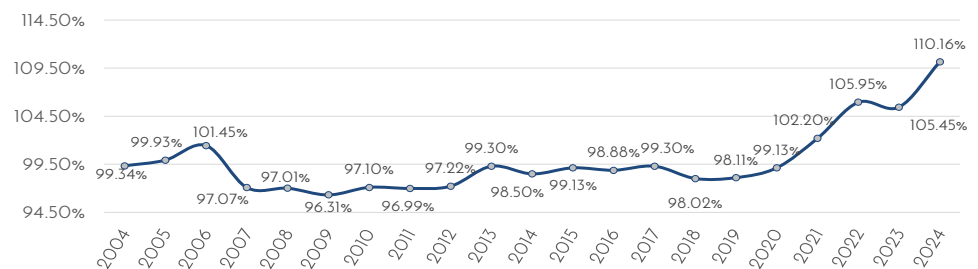
12 Month Rate of Absorption



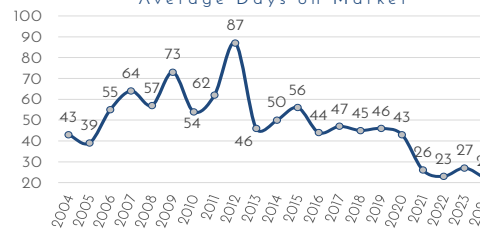
Data only available until 2012

New Providence Yearly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

