

New Providence

August 2025 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	1200 Springfield Avenue	TwndEndUn	2	2.1	21	\$525,000	\$525,000	\$555,000	105.71%	\$209,100	2.65
2	4 Holmes Avenue	CapeCod	4	1.1	13	\$699,000	\$699,000	\$650,000	92.99%	\$236,800	2.74
3	27 Brook Road	CapeCod	3	2.0	11	\$645,000	\$645,000	\$660,000	102.33%	\$198,900	3.32
4	83 Ryder Way	Ranch	3	2.0	9	\$899,000	\$899,000	\$999,000	111.12%	\$323,200	3.09
5	47 Knollwood Drive	Bi-Level	4	2.1	9	\$899,000	\$899,000	\$999,000	111.12%	\$297,000	3.36
6	167 Crane Circle	SplitLev	3	2.1	15	\$850,000	\$850,000	\$999,999	117.65%	\$285,700	3.50
7	60 Elm Street	SplitLev	4	3.1	16	\$899,000	\$899,000	\$1,100,000	122.36%	\$316,300	3.48
8	198 Pittsford Way	SplitLev	3	2.1	6	\$951,245	\$951,245	\$1,180,000	124.05%	\$324,500	3.64
9	33 Tall Oaks Drive	CapeCod	4	2.0	7	\$975,000	\$975,000	\$1,289,000	132.21%	\$333,300	3.87
10	27 Wesley Court	Custom	3	2.1	9	\$1,199,888	\$1,199,888	\$1,405,000	117.09%	\$337,600	4.16
11	27 Green Way	TwndEndUn	3	3.1	9	\$1,350,000	\$1,350,000	\$1,450,000	107.41%	\$425,000	3.41
12	111 Gallinson Drive	Custom	5	4.1	11	\$1,599,000	\$1,599,000	\$1,707,000	106.75%	Renovated	
13	106 Woodbine Circle	SplitLev	4	3.0	9	\$1,599,000	\$1,599,000	\$1,780,000	111.32%	Renovated	
AVERAGE					11	\$1,006,933	\$1,006,933	\$1,136,461	112.47%		3.38

"Active" Listings in New Providence

Number of Units: 11
Average List Price: \$1,194,727
Average Days on Market: 50

"Under Contract" Listings in New Providence

Number of Units: 12
Average List Price: \$820,825
Average Days on Market: 22

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	16	24	19	11					19
List Price	\$939,917	\$895,400	\$949,333	\$1,217,000	\$775,273	\$1,004,000	\$975,364	\$1,006,933					\$960,749
Sales Price	\$1,033,750	\$946,000	\$1,071,000	\$1,275,625	\$874,000	\$1,070,100	\$1,063,964	\$1,136,461					\$1,049,925
SP:LP%	109.32%	105.46%	110.50%	104.75%	112.30%	107.41%	106.73%	112.47%					108.98%
SP to AV	3.33	3.70	3.47	3.09	3.33	3.42	3.55	3.38					3.41
# Units Sold	12	5	3	4	11	20	11	13					79
3 Mo Rate of Ab	0.39	0.91	1.35	2.31	0.83	1.24	0.95	0.61					1.07
Active Listings	4	9	11	8	5	13	13	11					9
Under Contracts	7	5	15	21	22	19	16	12					15

Flashback! YTD 2024 vs YTD 2025

YTD	2024	2025	% Change
DOM	25	19	-23.45%
Sales Price	\$976,663	\$1,049,925	7.50%
LP:SP	109.93%	108.98%	-0.87%
SP:AV	3.09	3.41	10.29%

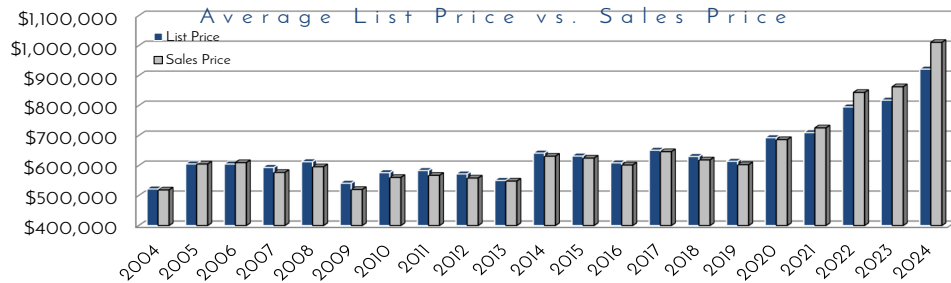
Prominent
Properties

Sotheby's
INTERNATIONAL REALTY

YTD	2024	2025	% Change
# Units Sold	81	79	-2.47%
Rate of Ab 3 Mo	0.73	1.07	46.34%
Actives	6	9	68.18%
Under Contracts	17	15	-14.60%

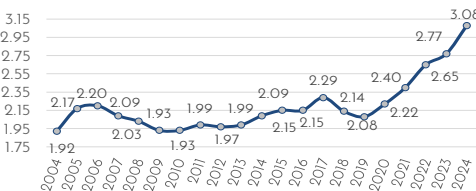
New Providence Yearly Market Trends

Average List Price vs. Sales Price

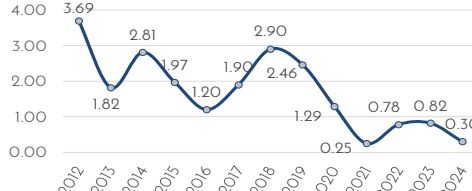


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
LP	\$522K	\$605K	\$605K	\$594K	\$613K	\$541K	\$576K	\$583K	\$572K	\$550K	\$642K	\$632K	\$609K	\$651K	\$630K	\$614K	\$693K	\$710K	\$796K	\$819K	922K
SP	\$519K	\$605K	\$610K	\$577K	\$596K	\$520K	\$560K	\$567K	\$558K	\$548K	\$631K	\$625K	\$602K	\$647K	\$619K	\$603K	\$686K	\$726K	\$844K	\$863K	\$1.11M

Sales Price to Assessed Value Ratio



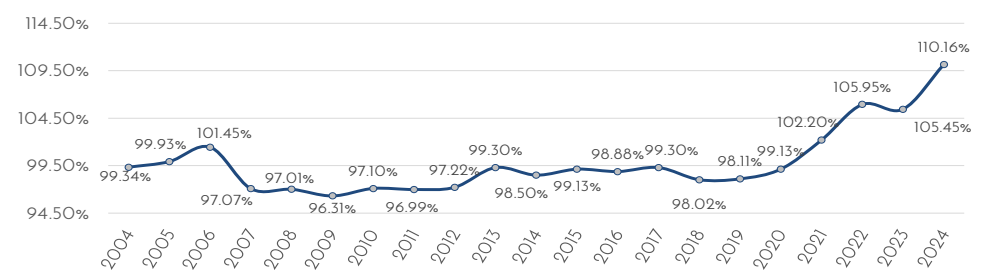
12 Month Rate of Absorption



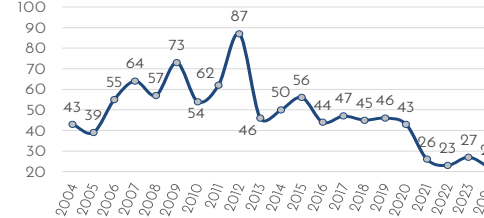
Data only available until 2012

New Providence Yearly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

