

New Providence

December 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 1B	TwnlntUn	2	2.1	27	\$550,000	\$550,000	\$600,000	109.09%	\$209,600	2.86
2	31 Verona Road	Ranch	2	1.0	1	\$699,000	\$699,000	\$802,500	114.81%	\$213,700	3.76
3	52 Greenwood Road	SplitLev	6	3.1	38	\$899,000	\$899,000	\$900,000	100.11%	\$313,200	2.87
4	45 The Fellsway	CapeCod	4	3.0	7	\$749,000	\$749,000	\$920,000	122.83%	\$250,300	3.68
5	197 Elkwood Avenue	SplitLev	3	2.1	12	\$849,000	\$849,000	\$1,070,000	126.03%	\$285,300	3.75
6	106 Stoneridge Road	SplitLev	4	2.1	13	\$929,000	\$929,000	\$1,100,000	118.41%	\$354,300	3.10
7	11 Earl Place	Colonial	5	4.1	59	\$1,599,000	\$1,499,999	\$1,435,000	95.67%	New	
AVERAGE						22	\$896,286	\$882,143	\$975,357	112.42%	3.34

"Active" Listings in New Providence

Number of Units: 3
 Average List Price: \$1,466,633
 Average Days on Market: 82

"Under Contract" Listings in New Providence

Number of Units: 10
 Average List Price: \$1,138,300
 Average Days on Market: 21

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	59	21	21	22	22
List Price	\$939,917	\$895,400	\$949,333	\$1,217,000	\$775,273	\$1,004,000	\$975,364	\$1,006,933	\$817,571	\$932,414	\$1,208,075	\$882,143	\$971,615
Sales Price	\$1,033,750	\$946,000	\$1,071,000	\$1,275,625	\$874,000	\$1,070,100	\$1,063,964	\$1,136,461	\$849,000	\$1,000,143	\$1,299,250	\$975,357	\$1,056,309
SP:LP%	109.32%	105.46%	110.50%	104.75%	112.30%	107.41%	106.73%	112.47%	104.24%	106.53%	109.32%	112.42%	108.78%
SP to AV	3.33	3.70	3.47	3.09	3.33	3.42	3.55	3.38	3.02	3.21	3.41	3.34	3.37
# Units Sold	12	5	3	4	11	20	11	13	7	7	12	7	112
3 Mo Rate of Ab	0.39	0.91	1.35	2.31	0.83	1.24	0.95	0.61	1.65	1.89	0.84	0.58	1.13
Active Listings	4	9	11	8	5	13	13	11	18	16	6	3	10
Under Contracts	7	5	15	21	22	19	16	12	11	15	13	10	14

Flashback! YTD 2024 vs YTD 2025

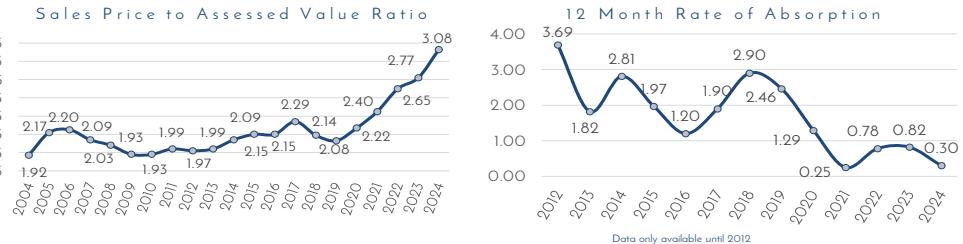
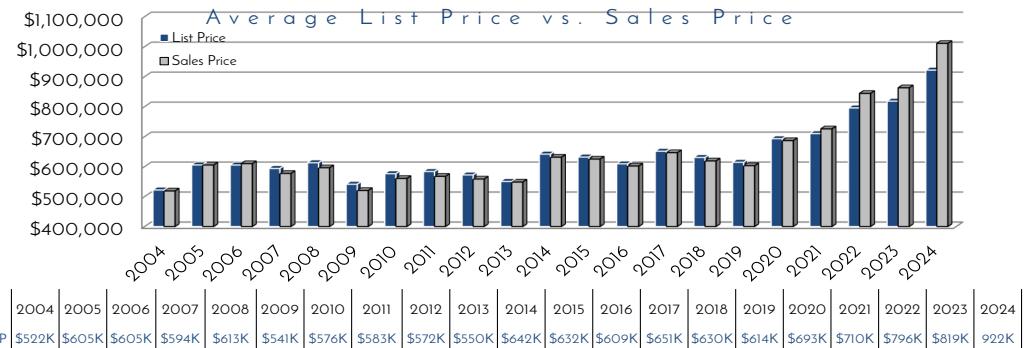
YTD	2024	2025	% Change
DOM	22	22	0.00%
Sales Price	\$1,010,726	\$1,056,309	4.51%
LP:SP	110.16%	108.78%	-1.25%
SP:AV	3.08	3.37	9.54%

Prominent Properties

Sotheby's
INTERNATIONAL REALTY

YTD	2024	2025	% Change
# Units Sold	119	112	-5.88%
Rate of Ab 3 Mo	0.71	1.13	58.48%
Actives	6	10	72.06%
Under Contracts	17	14	-17.41%

New Providence Yearly Market Trends



New Providence Yearly Market Trends

