

New Providence

July 2025 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	179 Passaic Street	Ranch	2	1.0	21	\$459,000	\$459,000	\$400,000	87.15%	\$161,700	2.47
2	22 Murray Hill Square	TwnIntUn	1	1.0	21	\$425,000	\$425,000	\$425,000	100.00%	\$157,200	2.70
3	411 Central Avenue	CapeCod	3	2.0	24	\$699,000	\$699,000	\$675,000	96.57%	\$200,600	3.36
4	24 Etmore Place	SplitLev	3	2.1	16	\$799,000	\$799,000	\$763,550	95.56%	\$248,500	3.07
5	25 E 5th Street	SplitLev	3	1.1	17	\$725,000	\$725,000	\$800,000	110.34%	\$237,100	3.37
6	39 Salem Road	CapeCod	4	3.1	9	\$999,000	\$999,000	\$1,108,000	110.91%	\$290,200	3.82
7	59 Fairmount Road	Colonial	3	2.1	16	\$999,000	\$999,000	\$1,187,000	118.82%	\$299,800	3.96
8	47 Dogwood Lane	SplitLev	4	2.1	10	\$1,150,000	\$1,150,000	\$1,340,000	116.52%	\$296,400	4.52
9	107 Overhill Road	Colonial	4	2.1	9	\$1,225,000	\$1,225,000	\$1,415,056	115.51%	\$339,600	4.17
10	7 Green Way	TwnEndUn	3	3.1	34	\$1,450,000	\$1,450,000	\$1,725,000	118.97%	\$425,000	4.06
11	88 Hickson Drive	Colonial	5	4.1	35	\$1,799,000	\$1,799,000	\$1,865,000	103.67%	New	
AVERAGE					19	\$975,364	\$975,364	\$1,063,964	106.73%		3.55

"Active" Listings in New Providence

Number of Units: 13
Average List Price: \$1,096,377
Average Days on Market: 55

"Under Contract" Listings in New Providence

Number of Units: 16
Average List Price: \$971,758
Average Days on Market: 12

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						21
List Price	\$939,917	\$895,400	\$949,333	\$1,217,000	\$775,273	\$1,004,000	\$975,364						\$951,652
Sales Price	\$1,033,750	\$946,000	\$1,071,000	\$1,275,625	\$874,000	\$1,070,100	\$1,063,964						\$1,032,880
SP:LP%	109.32%	105.46%	110.50%	104.75%	112.30%	107.41%	106.73%						108.29%
SP to AV	3.33	3.70	3.47	3.09	3.33	3.42	3.55						3.42
# Units Sold	12	5	3	4	11	20	11						66
3 Mo Rate of Ab	0.39	0.91	1.35	2.31	0.83	1.24	0.95						1.14
Active Listings	4	9	11	8	5	13	13						9
Under Contracts	7	5	15	21	22	19	16						15

Flashback! YTD 2024 vs YTD 2025

YTD	2024	2025	% Change
DOM	28	21	-24.88%
Sales Price	\$969,516	\$1,032,880	6.54%
LP:SP	110.40%	108.29%	-1.91%
SP:AV	3.06	3.42	11.83%

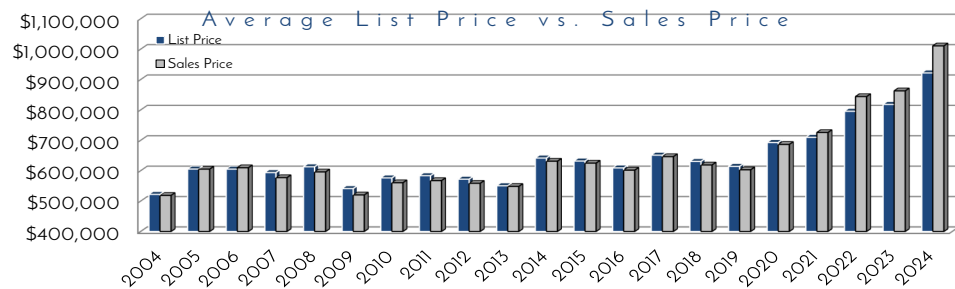
Prominent
Properties

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INTERNATIONAL REALTY

YTD	2024	2025	% Change
# Units Sold	67	66	-1.49%
Rate of Ab 3 Mo	0.73	1.14	55.86%
Actives	5	9	75.00%
Under Contracts	18	15	-16.00%

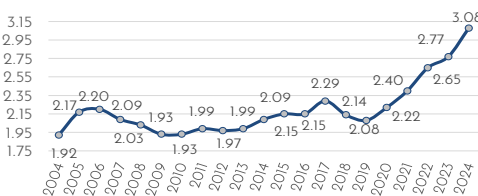
New Providence Yearly Market Trends

Average List Price vs. Sales Price

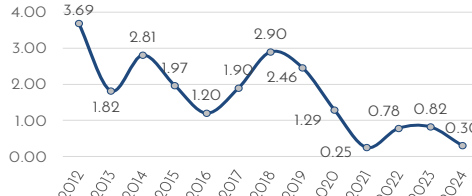


Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
LP	\$522K	\$605K	\$605K	\$594K	\$613K	\$541K	\$576K	\$583K	\$572K	\$550K	\$642K	\$632K	\$609K	\$651K	\$630K	\$644K	\$693K	\$710K	\$796K	\$819K	\$922K
SP	\$519K	\$605K	\$610K	\$577K	\$596K	\$520K	\$560K	\$567K	\$558K	\$548K	\$631K	\$625K	\$602K	\$647K	\$619K	\$630K	\$686K	\$726K	\$844K	\$863K	\$1,111M

Sales Price to Assessed Value Ratio



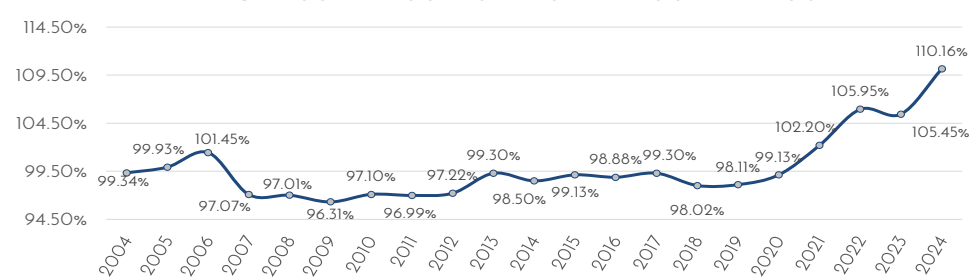
12 Month Rate of Absorption



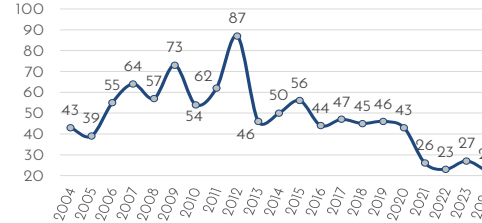
Data only available until 2012

New Providence Yearly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

