

# New Providence

## June 2025 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	241 Livingston Avenue	CapeCod	4	2.1	31	\$699,000	\$650,000	\$640,000	98.46%	\$182,700	3.50
2	20 2nd Street	CapeCod	4	2.1	43	\$730,000	\$730,000	\$705,000	96.58%	\$228,300	3.09
3	289 Livingston Avenue	Colonial	4	2.0	8	\$590,000	\$590,000	\$705,000	119.49%	\$237,500	2.97
4	63 Livingston Avenue	Ranch	3	2.0	33	\$789,000	\$789,000	\$755,000	95.69%	\$234,200	3.22
5	72 Brookside Drive	Ranch	2	3.0	7	\$739,000	\$739,000	\$775,000	104.87%	\$246,700	3.14
6	56 Pearl Street	Ranch	3	2.1	12	\$725,000	\$725,000	\$795,000	109.66%	\$210,000	3.79
7	15 Murray Hill Manor	TwnEndUn	3	3.1	9	\$815,000	\$815,000	\$815,000	100.00%	\$340,400	2.39
8	36 Terrace Road	Custom	4	2.1	7	\$749,000	\$749,000	\$875,000	116.82%	\$283,600	3.09
9	41 2nd Street	SplitLev	3	2.0	16	\$819,000	\$819,000	\$890,000	108.67%	\$253,000	3.52
10	38 Hickson Drive	Colonial	4	2.0	8	\$799,000	\$799,000	\$915,000	114.52%	\$275,900	3.32
11	77 Magnolia Drive	Ranch	3	2.0	5	\$749,000	\$749,000	\$920,000	122.83%	\$231,700	3.97
12	1623 Springfield Avenue	Bi-Level	4	3.0	16	\$850,000	\$850,000	\$960,000	112.94%	\$263,000	3.65
13	19 Hathaway Drive	Custom	4	2.1	14	\$1,150,000	\$1,150,000	\$1,253,000	108.96%	\$349,900	3.58
14	1823 Springfield Avenue	Colonial	4	4.1	12	\$1,299,000	\$1,299,000	\$1,310,000	100.85%	\$469,000	2.79
15	55 Walton Avenue	Custom	4	3.0	16	\$1,180,000	\$1,180,000	\$1,315,000	111.44%	\$247,700	5.31
16	74 Holmes Oval	Colonial	4	4.0	9	\$1,199,000	\$1,199,000	\$1,376,000	114.76%	\$350,800	3.92
17	40 Marion Avenue U1	TwnEndUn	7	6.1	56	\$1,499,000	\$1,499,000	\$1,499,000	100.00%	New	
18	40 Marion Avenue U2	TwnEndUn	7	6.1	48	\$1,499,000	\$1,499,000	\$1,499,000	100.00%	New	
19	6 Fairview Avenue	Colonial	5	4.1	7	\$1,800,000	\$1,800,000	\$1,700,000	94.44%	\$594,800	2.86
20	12 Bromley Court	Custom	5	4.1	117	\$1,450,000	\$1,450,000	\$1,700,000	117.24%	Renovated	
AVERAGE					24	\$1,006,450	\$1,004,000	\$1,070,100	107.41%		3.42

### "Active" Listings in New Providence

Number of Units: 13  
Average List Price: \$1,122,077  
Average Days on Market: 32

### "Under Contract" Listings in New Providence

Number of Units: 19  
Average List Price: \$900,428  
Average Days on Market: 15

# 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							21
List Price	\$939,917	\$895,400	\$949,333	\$1,217,000	\$775,273	\$1,004,000							\$946,909
Sales Price	\$1,033,750	\$946,000	\$1,071,000	\$1,275,625	\$874,000	\$1,070,100							\$1,026,664
SP:LP%	109.32%	105.46%	110.50%	104.75%	112.30%	107.41%							108.60%
SP to AV	3.33	3.70	3.47	3.09	3.33	3.42							3.39
# Units Sold	12	5	3	4	11	20							55
3 Mo Rate of Ab	0.39	0.91	1.35	2.31	0.83	1.24							1.17
Active Listings	4	9	11	8	5	13							8
Under Contracts	7	5	15	21	22	19							15

## Flashback! YTD 2024 vs YTD 2025

YTD	2024	2025	% Change
DOM	28	21	-25.61%
Sales Price	\$900,891	\$1,026,664	13.96%
LP:SP	111.03%	108.60%	-2.18%
SP:AV	3.03	3.39	12.04%

Prominent  
Properties

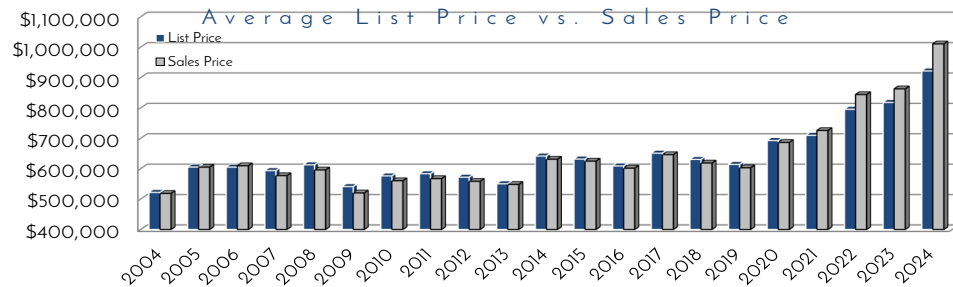
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**Sotheby's**  
INTERNATIONAL REALTY

YTD	2024	2025	% Change
# Units Sold	54	55	1.85%
Rate of Ab 3 Mo	0.73	1.17	60.87%
Actives	5	8	72.41%
Under Contracts	18	15	-19.09%

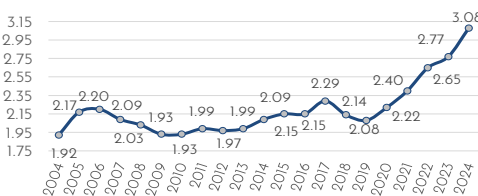
## New Providence Yearly Market Trends

Average List Price vs. Sales Price

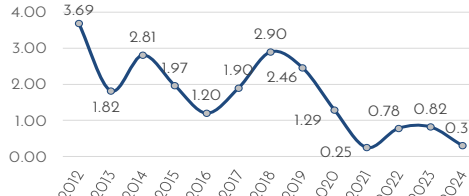


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
LP	\$522K	\$605K	\$605K	\$594K	\$613K	\$541K	\$576K	\$583K	\$572K	\$550K	\$642K	\$632K	\$609K	\$651K	\$630K	\$614K	\$693K	\$710K	\$796K	\$819K	\$922K
SP	\$519K	\$605K	\$610K	\$577K	\$596K	\$520K	\$560K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

Sales Price to Assessed Value Ratio



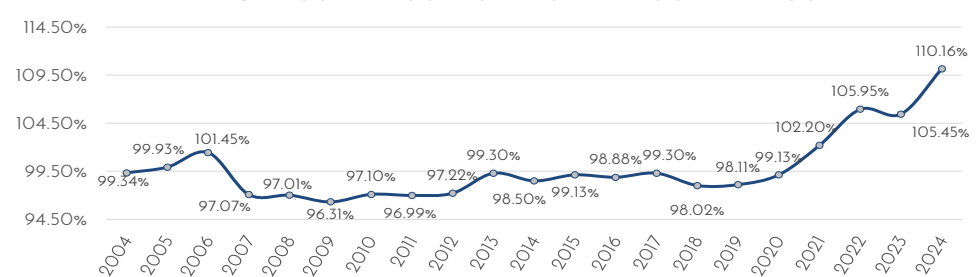
12 Month Rate of Absorption



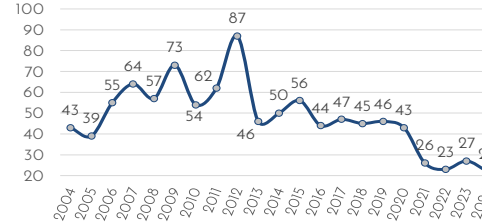
Data only available until 2012

## New Providence Yearly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

