

New Providence

November 2025 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	294 Livingston Avenue	Tudor	2	1.0	62	\$599,000	\$549,000	\$550,000	100.18%	\$199,700	2.75
2	349 Charnwood Road	SplitLev	3	1.2	68	\$799,000	\$785,000	\$765,000	97.45%	\$248,300	3.08
3	24 Primrose Drive	Colonial	3	2.0	21	\$825,000	\$795,000	\$815,000	102.52%	\$245,400	3.32
4	11 Etmore Place	SplitLev	3	2.1	7	\$899,900	\$899,900	\$975,000	108.35%	\$267,900	3.64
5	67 Laurel Drive	Colonial	3	2.0	16	\$875,000	\$875,000	\$1,075,000	122.86%	\$255,900	4.20
6	19 Hickson Drive	Custom	4	3.0	6	\$899,000	\$899,000	\$1,100,000	122.36%	\$312,400	3.52
7	66 Evergreen Avenue	SplitLev	3	2.1	6	\$899,000	\$899,000	\$1,115,000	124.03%	\$264,000	4.22
8	95 Pitney Avenue	Colonial	4	2.1	8	\$1,049,000	\$1,049,000	\$1,192,000	113.63%	\$331,800	3.59
9	1364 Springfield Avenue	Colonial	5	3.0	25	\$1,249,000	\$1,249,000	\$1,195,000	95.68%	\$416,600	2.87
10	145 Colchester Road	Colonial	5	3.1	8	\$1,199,000	\$1,199,000	\$1,460,000	121.77%	\$496,000	2.94
11	21 Walton Avenue	Colonial	4	3.1	28	\$1,699,000	\$1,699,000	\$1,750,000	103.00%	Renovated	
12	159 Oakwood Drive	Colonial	6	6.1	1	\$3,599,000	\$3,599,000	\$3,599,000	100.00%	New	
AVERAGE					21	\$1,215,908	\$1,208,075	\$1,299,250	109.32%		3.41

"Active" Listings in New Providence

Number of Units: 6
Average List Price: \$1,268,316
Average Days on Market: 43

"Under Contract" Listings in New Providence

Number of Units: 13
Average List Price: \$1,067,231
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	16	24	19	11	59	21	21		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		\$977,580
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		\$1,061,706
SP:LP%	109.32%	105.46%	110.50%	104.75%	112.30%	107.41%	106.73%	112.47%	104.24%	106.53%	109.32%		108.54%
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		3.37
# Units Sold	12	5	3	4	11	20	11	13	7	7	12		105
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		1.18
Active Listings	4	9	11	8	5	13	13	11	18	16	6		10
Under Contracts	7	5	15	21	22	19	16	12	11	15	13		14

Flashback! YTD 2024 vs YTD 2025

YTD	2024	2025	% Change
DOM	23	22	-4.59%
Sales Price	\$996,334	\$1,061,706	6.56%
LP:SP	110.15%	108.54%	-1.46%
SP:AV	3.07	3.37	9.70%

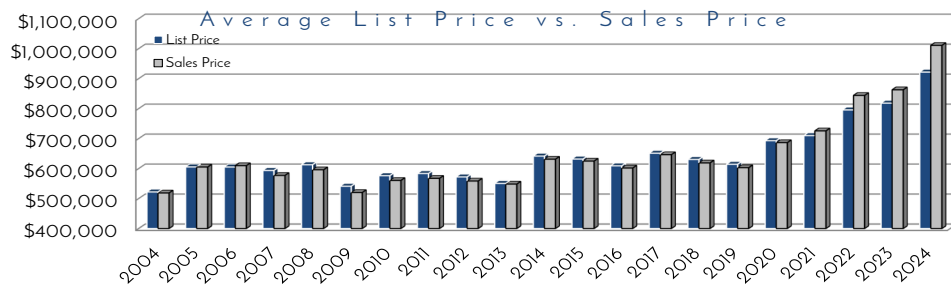
Prominent
Properties

Sotheby's
INTERNATIONAL REALTY

YTD	2024	2025	% Change
# Units Sold	110	105	-4.55%
Rate of Ab 3 Mo	0.75	1.18	57.02%
Actives	6	10	72.73%
Under Contracts	17	14	-16.58%

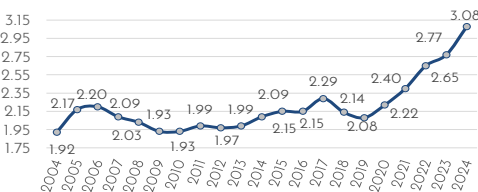
New Providence Yearly Market Trends

Average List Price vs. Sales Price

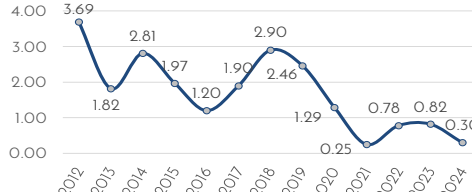


Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
LP	\$522K	\$605K	\$605K	\$594K	\$613K	\$541K	\$576K	\$583K	\$572K	\$550K	\$642K	\$632K	\$609K	\$651K	\$630K	\$614K	\$693K	\$710K	\$796K	\$819K	\$922K
SP	\$519K	\$605K	\$610K	\$577K	\$596K	\$520K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

Sales Price to Assessed Value Ratio



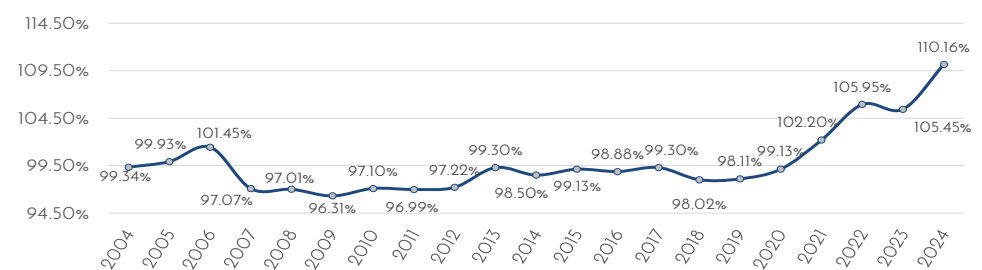
12 Month Rate of Absorption



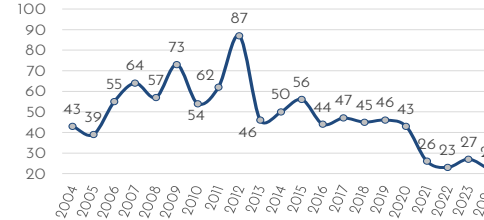
Data only available until 2012

New Providence Yearly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

