

New Providence

October 2025 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	161 Passaic Street	Colonial	3	2.0	9	\$675,000	\$675,000	\$695,000	102.96%	\$203,500	3.42
2	29 Union Avenue	CapeCod	3	2.0	73	\$775,000	\$725,000	\$715,000	98.62%	\$248,400	2.88
3	97 The Fellsway	Colonial	3	2.0	15	\$849,900	\$849,900	\$843,000	99.19%	\$264,700	3.18
4	24 Dogwood Lane	Custom	3	2.0	11	\$779,000	\$779,000	\$901,000	115.66%	\$245,900	3.66
5	171 Grant Avenue	RanchRas	5	3.0	13	\$899,000	\$899,000	\$937,000	104.23%	\$348,600	2.69
6	106 Knollwood Drive	SplitLev	4	2.1	13	\$1,049,000	\$1,049,000	\$1,210,000	115.35%	\$353,100	3.43
7	4 Bromley Court	SplitLev	4	4.1	15	\$1,550,000	\$1,550,000	\$1,700,000	109.68%	Renovated	
AVERAGE					21	\$939,557	\$932,414	\$1,000,143	106.53%		3.21

"Active" Listings in New Providence

Number of Units: 16
Average List Price: \$1,335,800
Average Days on Market: 63

"Under Contract" Listings in New Providence

Number of Units: 15
Average List Price: \$985,727
Average Days on Market: 23

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			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			\$947,839
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			\$1,031,055
SP:LP%	109.32%	105.46%	110.50%	104.75%	112.30%	107.41%	106.73%	112.47%	104.24%	106.53%			108.44%
SP to AV	3.33	3.70	3.47	3.09	3.33	3.42	3.55	3.38	3.02	3.21			3.37
# Units Sold	12	5	3	4	11	20	11	13	7	7			93
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			1.21
Active Listings	4	9	11	8	5	13	13	11	18	16			11
Under Contracts	7	5	15	21	22	19	16	12	11	15			14

Flashback! YTD 2024 vs YTD 2025

YTD	2024	2025	% Change
DOM	24	22	-6.74%
Sales Price	\$968,916	\$1,031,055	6.41%
LP:SP	109.54%	108.44%	-1.01%
SP:AV	3.07	3.37	9.64%

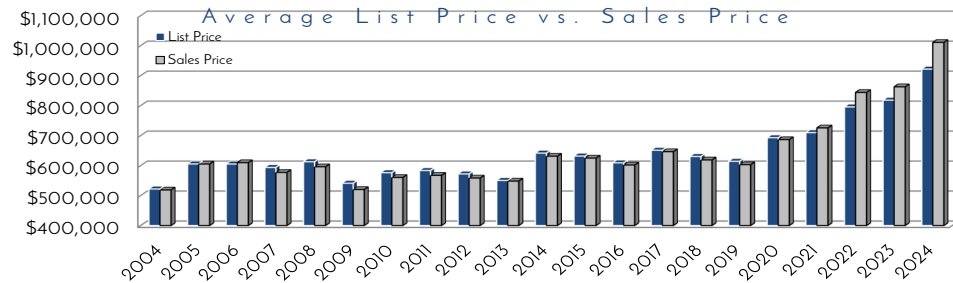
Prominent
Properties

Sotheby's
INTERNATIONAL REALTY

YTD	2024	2025	% Change
# Units Sold	99	93	-6.06%
Rate of Ab 3 Mo	0.74	1.21	63.26%
Actives	6	11	83.05%
Under Contracts	17	14	-17.34%

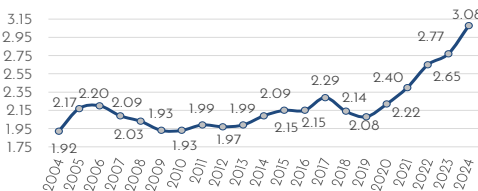
New Providence Yearly Market Trends

Average List Price vs. Sales Price

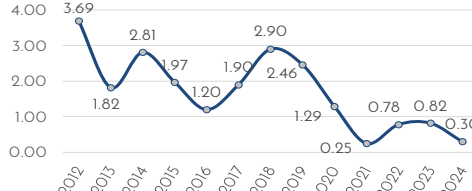


Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
LP	\$522K	\$605K	\$605K	\$594K	\$613K	\$541K	\$576K	\$583K	\$572K	\$550K	\$642K	\$632K	\$609K	\$651K	\$630K	\$614K	\$693K	\$710K	\$796K	\$819K	\$922K
SP	\$519K	\$605K	\$610K	\$577K	\$596K	\$520K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

Sales Price to Assessed Value Ratio



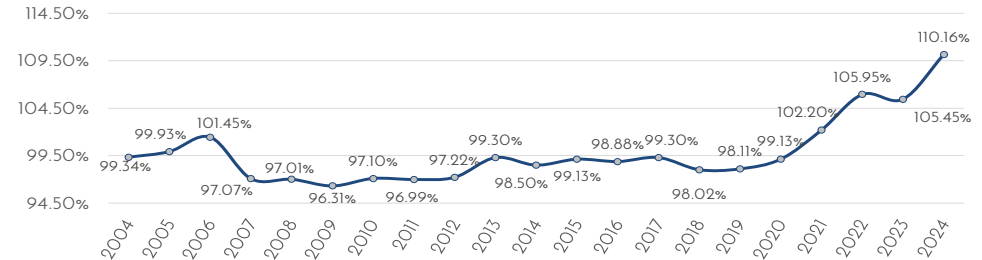
12 Month Rate of Absorption



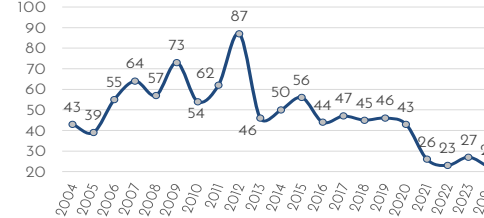
Data only available until 2012

New Providence Yearly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

