

New Providence

September 2025 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	15 Murray Hill Square	TwndEndUn	1	1.2	17	\$499,000	\$499,000	\$557,000	111.62%	\$182,000	3.06
2	1065 Springfield Avenue	Colonial	3	1.1	22	\$650,000	\$650,000	\$630,000	96.92%	\$222,200	2.84
3	107 Woodland Road	SplitLev	3	1.1	288	\$764,900	\$685,000	\$685,000	100.00%	\$226,400	3.03
4	126 Hickson Drive	RanchExp	4	2.1	43	\$775,000	\$775,000	\$811,000	104.65%	\$298,400	2.72
5	10 Cross Way	SplitLev	4	2.1	20	\$899,000	\$899,000	\$900,000	100.11%	\$363,500	2.48
6	201 Commonwealth Avenue	SplitLev	4	3.0	4	\$865,000	\$865,000	\$999,999	115.61%	\$311,400	3.21
7	8 Walker Drive	Custom	5	3.1	19	\$1,350,000	\$1,350,000	\$1,360,000	100.74%	\$354,400	3.84
AVERAGE					59	\$828,986	\$817,571	\$849,000	104.24%		3.02

"Active" Listings in New Providence

Number of Units: 18
Average List Price: \$1,331,611
Average Days on Market: 48

"Under Contract" Listings in New Providence

Number of Units: 11
Average List Price: \$909,991
Average Days on Market: 17

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				22
List Price	\$939,917	\$895,400	\$949,333	\$1,217,000	\$775,273	\$1,004,000	\$975,364	\$1,006,933	\$817,571				\$949,095
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				\$1,033,571
SP:LP%	109.32%	105.46%	110.50%	104.75%	112.30%	107.41%	106.73%	112.47%	104.24%				108.59%
SP to AV	3.33	3.70	3.47	3.09	3.33	3.42	3.55	3.38	3.02				3.38
# Units Sold	12	5	3	4	11	20	11	13	7				86
3 Mo Rate of Ab	0.39	0.91	1.35	2.31	0.83	1.24	0.95	0.61	1.65				1.14
Active Listings	4	9	11	8	5	13	13	11	18				10
Under Contracts	7	5	15	21	22	19	16	12	11				14

Flashback! YTD 2024 vs YTD 2025

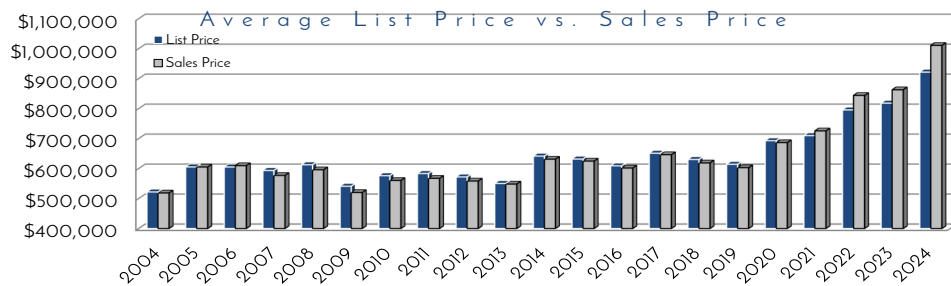
YTD	2024	2025	% Change
DOM	25	22	-8.65%
Sales Price	\$981,497	\$1,033,571	5.31%
LP:SP	109.57%	108.59%	-0.90%
SP:AV	3.09	3.38	9.33%

Prominent
Properties

Sotheby's
INTERNATIONAL REALTY

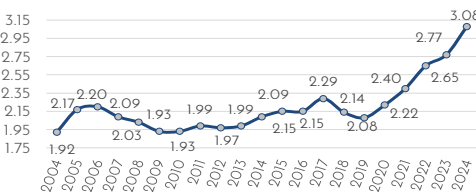
YTD	2024	2025	% Change
# Units Sold	88	86	-2.27%
Rate of Ab 3 Mo	0.78	1.14	46.49%
Actives	6	10	70.37%
Under Contracts	17	14	-16.34%

New Providence Yearly Market Trends

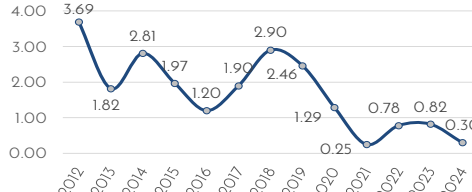


Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
LP	\$522K	\$605K	\$605K	\$594K	\$613K	\$541K	\$576K	\$583K	\$572K	\$550K	\$642K	\$632K	\$609K	\$651K	\$630K	\$614K	\$693K	\$710K	\$796K	\$819K	\$922K
SP	\$519K	\$605K	\$610K	\$577K	\$596K	\$520K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

Sales Price to Assessed Value Ratio



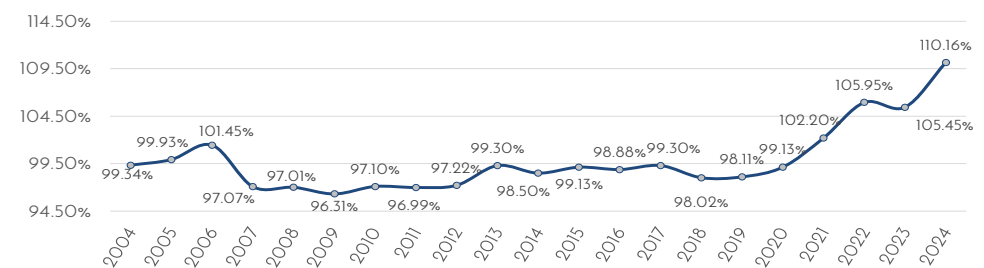
12 Month Rate of Absorption



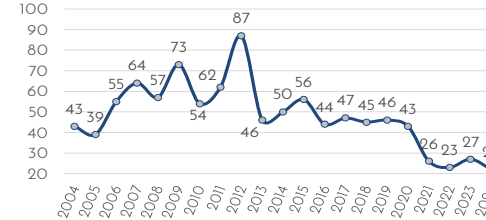
Data only available until 2012

New Providence Yearly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

