

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	TwEndUn	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	TwEndUn	7	6.1	56	\$1,499,000	\$1,499,000	\$1,499,000	100.00%	New	
18	40 Marion Avenue U2	TwEndUn	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

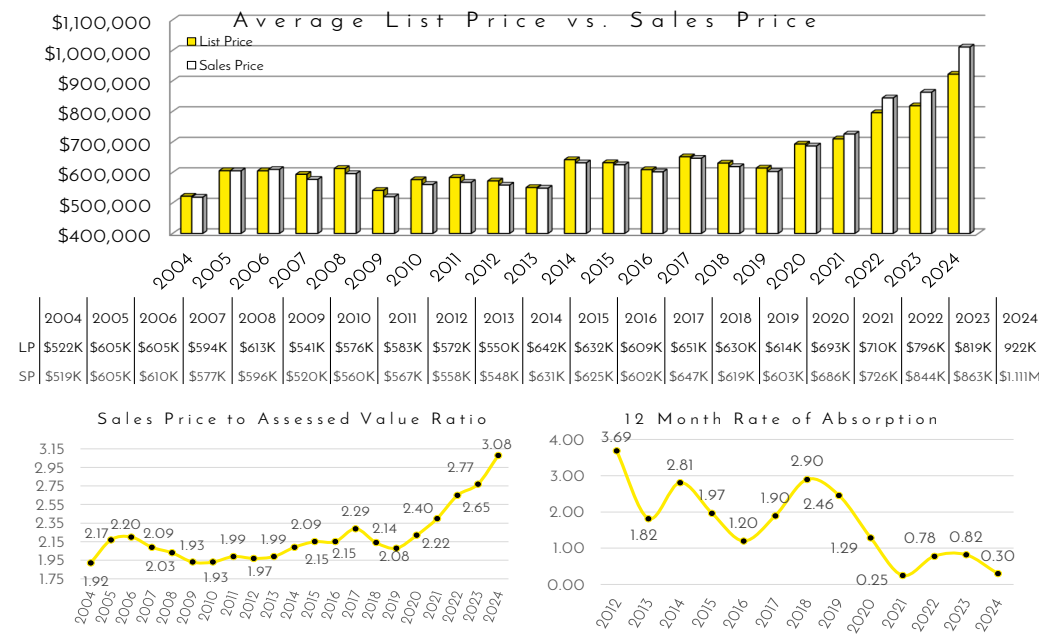
Flashback! YTD 2024 vs YTD 2025

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%

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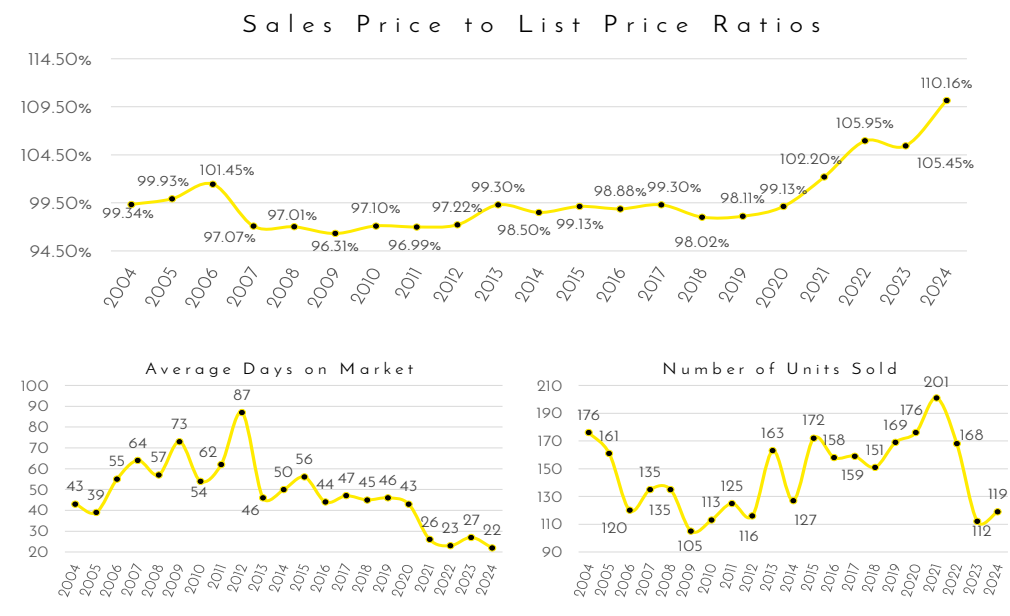
YTD	2024	2025	% Change
# Units Sold	54	55	1.85%
Rate of Ab 3 Mo	0.73	1.17	60.87%
Actives	5	8	72.41%
Under Contracts	18	15	-19.09%

New Providence Yearly Market Trends



Information compiled from the Garden State Multiple Listing Service. Deemed Reliable but not Guaranteed.

New Providence Yearly Market Trends



Not intended to solicit a property already listed.