

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

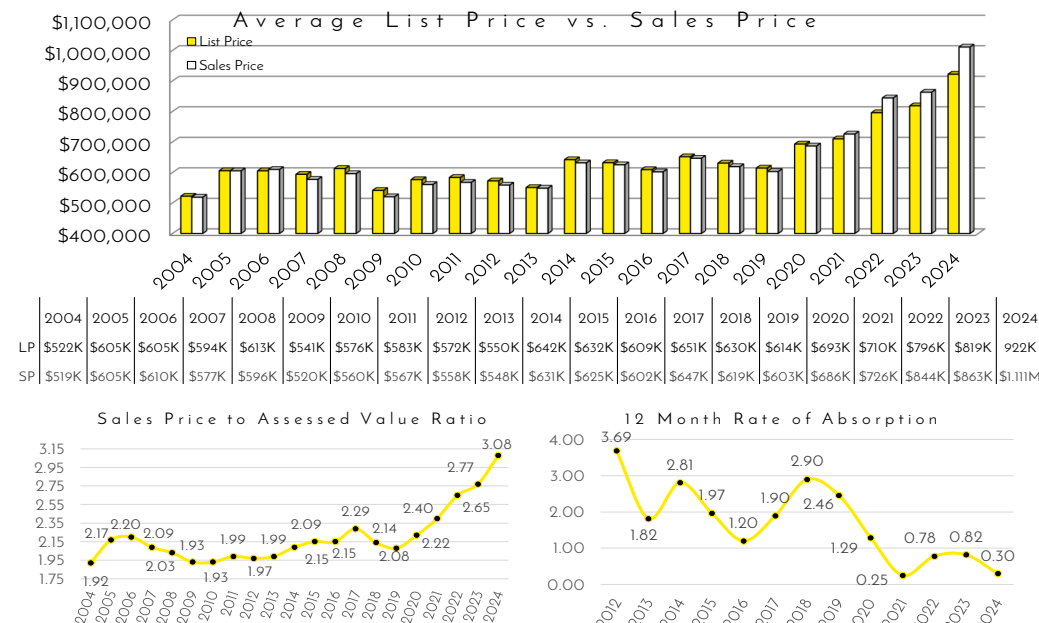
Flashback! YTD 2024 vs YTD 2025

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%

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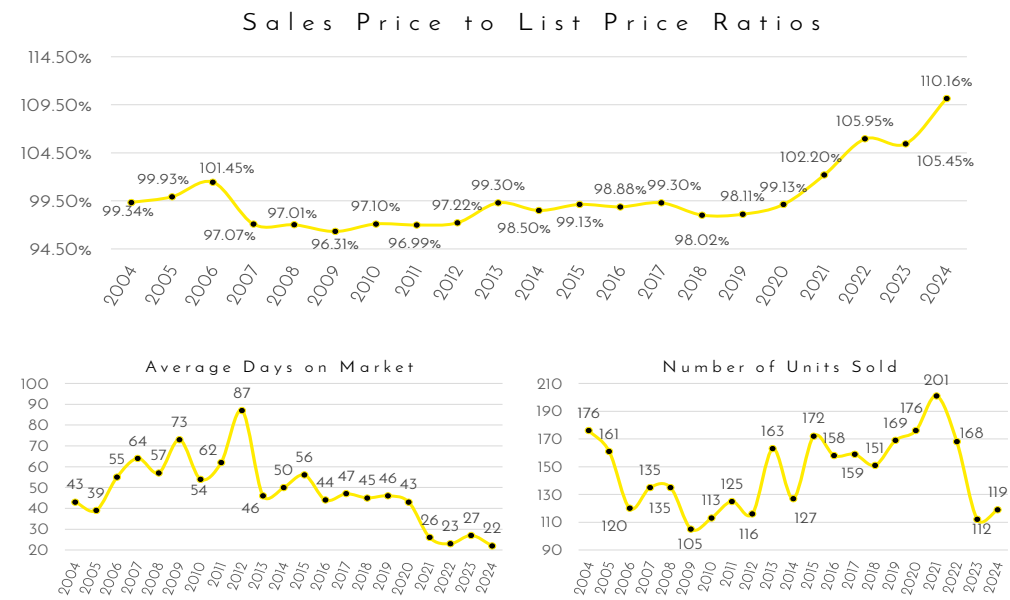
YTD	2024	2025	% Change
# Units Sold	88	86	-2.27%
Rate of Ab 3 Mo	0.78	1.14	46.49%
Actives	6	10	70.37%
Under Contracts	17	14	-16.34%

New Providence Yearly Market Trends



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

New Providence Yearly Market Trends



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Not intended to solicit a property already listed.