

New Providence

March 2025 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	168 The Fellsway	RanchExp	3	1.1	16	\$799,000	\$799,000	\$770,000	96.37%	\$222,400	3.46
2	233 Elkwood Avenue	SplitLev	4	2.1	15	\$849,000	\$849,000	\$916,000	107.89%	\$316,800	2.89
3	11 Alison Court	Colonial	5	3.1	8	\$1,200,000	\$1,200,000	\$1,527,000	127.25%	\$376,300	4.06
AVERAGE					13	\$949,333	\$949,333	\$1,071,000	110.50%		3.47

"Active" Listings in New Providence

Number of Units: 11
 Average List Price: \$869,364
 Average Days on Market: 25

"Under Contract" Listings in New Providence

Number of Units: 15
 Average List Price: \$1,051,200
 Average Days on Market: 19

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										24
List Price	\$939,917	\$895,400	\$949,333										\$930,200
Sales Price	\$1,033,750	\$946,000	\$1,071,000										\$1,017,400
SP:LP%	109.32%	105.46%	110.50%										108.53%
SP to AV	3.33	3.70	3.47										3.45
# Units Sold	12	5	3										20
3 Mo Rate of Ab	0.39	0.91	1.35										0.88
Active Listings	4	9	11										8
Under Contracts	7	5	15										9

Flashback! YTD 2024 vs YTD 2025

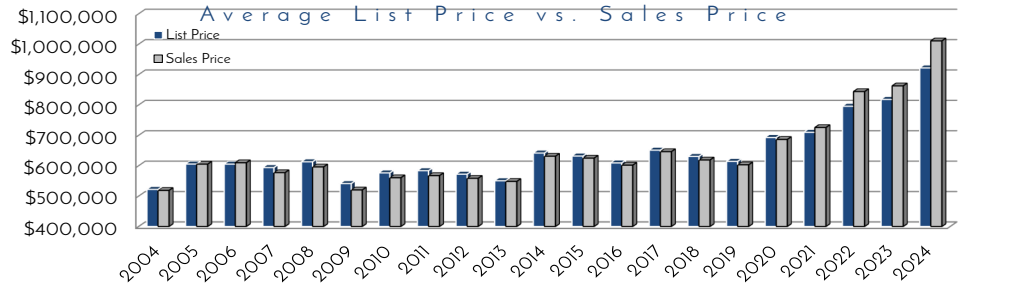
YTD	2024	2025	% Change
DOM	33	24	-27.33%
Sales Price	\$834,959	\$1,017,400	21.85%
LP:SP	108.29%	108.53%	0.22%
SP:AV	2.88	3.45	19.70%

Prominent
Properties
Sotheby's
INTERNATIONAL REALTY

YTD	2024	2025	% Change
# Units Sold	22	20	-9.09%
Rate of Ab 3 Mo	0.74	0.88	18.83%
Actives	5	8	71.43%
Under Contracts	17	9	-46.00%

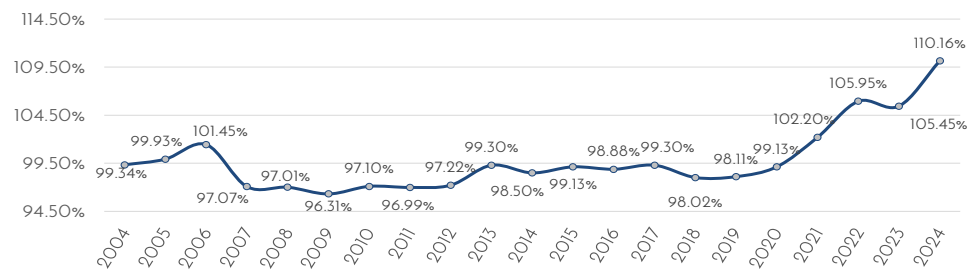
New Providence Yearly Market Trends

Average List Price vs. Sales Price

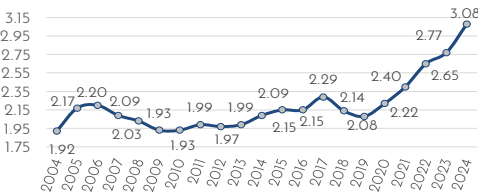


New Providence Yearly Market Trends

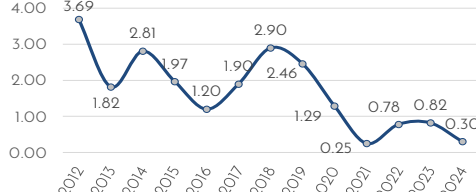
Sales Price to List Price Ratios



Sales Price to Assessed Value Ratio

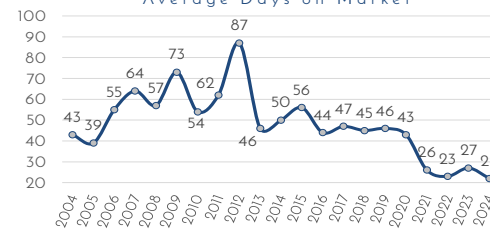


12 Month Rate of Absorption



Data only available until 2012

Average Days on Market



Number of Units Sold

