

NEW PROVIDENCE 2025 SALES

Sales Comparison – New Providence

	<u>2024</u>	<u>2025</u>	<u>Change</u>
New Listings	132	141	6.82%
Sold Listings	122	114	-6.56%
Average Sale Price	\$1,018,576	\$1,054,658	3.54%
Average Days on Market	21	24	14.29%
List Price / Sale Price	110.1%	108.7%	-1.32%

	<u>ADDRESS</u>	<u>LIST PRICE</u>	<u>BED</u>	<u>BATH</u>	<u>SALE PRICE</u>	<u>DOM</u>	<u>CLOSE DATE</u>
8	Murray Hill Sq*	\$ 395,000	1.0	1	\$ 430,000	14	1/31/25
22	Murray Hill Sq*	\$ 425,000	1.0	1	\$ 425,000	21	7/11/25
179	Passaic St*	\$ 459,000	1.0	2	\$ 400,000	21	7/14/25
13	The Arbors*	\$ 490,000	2.1	2	\$ 490,000	0	1/24/25
15	Murray Hill Sq*	\$ 499,000	1.2	1	\$ 557,000	17	9/10/25
1200	Springfield Ave*	\$ 525,000	2.1	2	\$ 555,000	21	8/1/25
294	Livingston Ave*	\$ 549,000	1.0	2	\$ 550,000	62	11/21/25
1200	Springfield Ave*	\$ 550,000	2.1	2	\$ 600,000	27	12/15/25
249	Union Ave*	\$ 579,000	1.1	3	\$ 640,000	113	1/23/25
289	Livingston Ave*	\$ 590,000	2.0	4	\$ 705,000	8	6/20/25
46	Grant Ave*	\$ 599,000	1.1	4	\$ 675,000	15	2/28/25
30	Lavina Ct*	\$ 610,000	1.1	4	\$ 620,000	53	5/28/25
95	Holmes Oval*	\$ 615,000	1.0	4	\$ 710,000	11	5/12/25
27	Brook Rd*	\$ 645,000	2.0	3	\$ 660,000	11	8/29/25
241	Livingston Ave*	\$ 650,000	2.1	4	\$ 640,000	31	6/13/25



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1065	Springfield Ave*	\$ 650,000	1.1	3	\$ 630,000	22	9/11/25
217	Union Ave*	\$ 660,000	1.1	3	\$ 700,000	12	5/19/25
161	Passaic St*	\$ 675,000	2.0	3	\$ 695,000	9	10/29/25
107	Woodland Rd*	\$ 685,000	1.1	3	\$ 685,000	288	9/2/25
37	Brook Rd*	\$ 699,000	2.0	3	\$ 735,000	14	2/28/25
28	Bradford St*	\$ 699,000	2.0	3	\$ 775,000	19	5/30/25
107	Pleasantview Ave*	\$ 699,000	1.1	3	\$ 785,000	9	5/12/25
14	Magnolia Dr*	\$ 699,000	2.1	3	\$ 835,000	12	5/2/25
411	Central Ave*	\$ 699,000	2.0	3	\$ 675,000	24	7/15/25
4	Holmes Ave*	\$ 699,000	1.1	4	\$ 650,000	13	8/15/25
31	Verona Rd*	\$ 699,000	1.0	2	\$ 802,500	1	12/12/25
56	Pearl St*	\$ 725,000	2.1	3	\$ 795,000	12	6/23/25
25	E 5Th St*	\$ 725,000	1.1	3	\$ 800,000	17	7/2/25
29	Union Ave*	\$ 725,000	2.0	3	\$ 715,000	73	10/16/25
20	2nd St	\$ 730,000	2.1	4	\$ 705,000	43	6/20/25
72	Brookside Dr*	\$ 739,000	3.0	2	\$ 775,000	7	6/23/25
77	Magnolia Dr*	\$ 749,000	2.0	3	\$ 920,000	5	6/27/25
36	Terrace Rd*	\$ 749,000	2.1	4	\$ 875,000	7	6/5/25
45	The Fellsway*	\$ 749,000	3.0	4	\$ 920,000	7	12/29/25
4	Bromley Ct*	\$ 775,000	1.2	3	\$ 900,000	6	4/4/25
126	Hickson Dr*	\$ 775,000	2.1	4	\$ 811,000	43	9/29/25
56	Murray Hill Sq*	\$ 779,000	3.1	3	\$ 799,000	24	1/9/25
24	Dogwood Ln*	\$ 779,000	2.0	3	\$ 901,000	11	10/15/25
349	Charnwood Rd*	\$ 785,000	1.2	3	\$ 765,000	68	11/13/25
1170	Springfield Ave*	\$ 789,000	3.0	4	\$ 750,000	127	2/6/25
63	Livingston Ave*	\$ 789,000	2.0	3	\$ 755,000	33	6/3/25



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24	Primrose Dr*	\$ 795,000	2.0	3	\$ 815,000	21	11/5/25
111	Gallinson Dr*	\$ 799,000	2.1	3	\$ 825,000	12	1/15/25
49	The Fellsway*	\$ 799,000	2.1	4	\$ 742,500	10	4/24/25
168	The Fellsway*	\$ 799,000	1.1	3	\$ 770,000	16	3/28/25
59	The Fellsway*	\$ 799,000	2.0	4	\$ 880,000	10	5/19/25
1660	Springfield Ave*	\$ 799,000	2.0	3	\$ 900,000	9	5/29/25
38	Hickson Dr*	\$ 799,000	2.0	4	\$ 915,000	8	6/30/25
24	Etmore Pl*	\$ 799,000	2.1	3	\$ 763,550	16	7/22/25
64	Primrose Dr*	\$ 799,999	2.1	5	\$ 930,000	13	1/7/25
15	Murray Hill Mnr*	\$ 815,000	3.1	3	\$ 815,000	9	6/12/25
41	2nd St	\$ 819,000	2.0	3	\$ 890,000	16	6/6/25
31	Delwick Ln*	\$ 829,000	2.1	4	\$ 901,000	10	1/10/25
233	Elkwood Ave*	\$ 849,000	2.1	4	\$ 916,000	15	3/14/25
197	Elkwood Ave*	\$ 849,000	2.1	3	\$1,070,000	12	12/8/25
97	The Fellsway*	\$ 849,900	2.0	3	\$ 843,000	15	10/14/25
1623	Springfield Ave*	\$ 850,000	3.0	4	\$ 960,000	16	6/23/25
167	Crane Cir*	\$ 850,000	2.1	3	\$ 999,999	15	8/1/25
201	Commonwealth Ave*	\$ 865,000	3.0	4	\$ 999,999	4	9/19/25
67	Laurel Dr*	\$ 875,000	2.0	3	\$1,075,000	16	11/17/25
274	Woodbine Cir*	\$ 899,000	2.1	3	\$ 999,000	15	5/14/25
60	Elm St*	\$ 899,000	3.1	4	\$1,100,000	16	8/4/25
65	Division Ave*	\$ 899,000	2.1	3	\$1,075,000	14	5/30/25
83	Ryder Way*	\$ 899,000	2.0	3	\$ 999,000	9	8/29/25
10	Cross Way*	\$ 899,000	2.1	4	\$ 900,000	20	9/4/25
47	Knollwood Dr*	\$ 899,000	2.1	4	\$ 999,000	9	8/29/25
171	Grant Ave*	\$ 899,000	3.0	5	\$ 937,000	13	10/24/25



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19	Hickson Dr*	\$ 899,000	3.0	4	\$1,100,000	6	11/4/25
52	Greenwood Rd*	\$ 899,000	3.1	6	\$ 900,000	38	12/22/25
66	Evergreen Ave*	\$ 899,000	2.1	3	\$1,115,000	6	11/20/25
11	Etmore Pl*	\$ 899,900	2.1	3	\$ 975,000	7	11/21/25
106	Stoneridge Rd*	\$ 929,000	2.1	4	\$1,100,000	13	12/15/25
198	Pittsford Way*	\$ 951,245	2.1	3	\$1,180,000	6	8/15/25
33	Tall Oaks Dr*	\$ 975,000	2.0	4	\$1,289,000	7	8/27/25
39	Salem Rd*	\$ 999,000	3.1	4	\$1,108,000	9	7/25/25
59	Fairmount Rd*	\$ 999,000	2.1	3	\$1,187,000	16	7/31/25
106	Knollwood Dr*	\$ 1,049,000	2.1	4	\$1,210,000	13	10/3/25
95	Pitney Ave*	\$ 1,049,000	2.1	4	\$1,192,000	8	11/3/25
81	Woodland Rd*	\$ 1,079,000	2.1	5	\$1,210,000	16	1/16/25
55	Dogwood Ln*	\$ 1,095,000	2.1	4	\$1,130,000	12	2/27/25
28	Seven Oaks Dr*	\$ 1,100,000	2.1	4	\$1,185,000	16	1/15/25
31	Porter Pl*	\$ 1,150,000	3.0	5	\$1,300,000	11	1/10/25
14	Whitewood Dr*	\$ 1,150,000	3.0	4	\$1,335,000	8	5/27/25
19	Hathaway Dr*	\$ 1,150,000	2.1	4	\$1,253,000	14	6/9/25
47	Dogwood Ln*	\$ 1,150,000	2.1	4	\$1,340,000	10	7/18/25
8	East Second St	\$ 1,180,000	2.1	4	\$1,420,000	11	1/17/25
55	Walton Ave*	\$ 1,180,000	3.0	4	\$1,315,000	16	6/6/25
74	Holmes Oval*	\$ 1,199,000	4.0	4	\$1,376,000	9	6/10/25
145	Colchester Rd*	\$ 1,199,000	3.1	5	\$1,460,000	8	11/10/25
27	Wesley Ct*	\$ 1,199,888	2.1	3	\$1,405,000	9	8/6/25
11	Alison Ct*	\$ 1,200,000	3.1	5	\$1,527,000	8	3/17/25
107	Overhill Rd*	\$ 1,225,000	2.1	4	\$1,415,056	9	7/18/25
1364	Springfield Ave*	\$ 1,249,000	3.0	5	\$1,195,000	25	11/14/25



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172	Woodbine Cir*	\$ 1,295,000	5.0	5	\$1,440,000	15	2/20/25
1823	Springfield Ave*	\$ 1,299,000	4.1	4	\$1,310,000	12	6/27/25
37	Green Way	\$ 1,325,000	3.1	3	\$1,325,000	182	9/26/25
27	Green Way*	\$ 1,350,000	3.1	3	\$1,450,000	9	8/12/25
8	Walker Dr*	\$ 1,350,000	3.1	5	\$1,360,000	19	9/18/25
7	Green Way*	\$ 1,450,000	3.1	3	\$1,725,000	34	7/1/25
12	Bromley Ct*	\$ 1,450,000	4.1	5	\$1,700,000	117	6/18/25
28	W 3rd St*	\$ 1,495,000	4.1	4	\$1,560,000	14	4/14/25
40	Marion Ave*	\$ 1,499,000	6.1	7	\$1,499,000	56	6/18/25
40	Marion Ave*	\$ 1,499,000	6.1	7	\$1,499,000	48	6/12/25
11	Earl Pl*	\$ 1,499,999	4.1	5	\$1,435,000	59	12/22/25
4	Bromley Ct*	\$ 1,550,000	4.1	4	\$1,700,000	15	10/20/25
111	Gallinson Dr*	\$ 1,599,000	4.1	5	\$1,707,000	11	8/8/25
106	Woodbine Cir*	\$ 1,599,000	3.0	4	\$1,780,000	9	8/22/25
21	Walton Ave*	\$ 1,699,000	3.1	4	\$1,750,000	28	11/14/25
36	Edgewood Ave*	\$ 1,799,000	4.1	5	\$1,900,000	7	4/15/25
88	Hickson Dr*	\$ 1,799,000	4.1	5	\$1,865,000	35	7/18/25
6	Fairview Ave*	\$ 1,800,000	4.1	5	\$1,700,000	7	6/20/25
15	Delaware Ave*	\$ 2,099,000	5.1	6	\$2,275,000	15	1/6/25
159	Oakwood Dr*	\$ 3,599,000	6.1	6	\$3,599,000	0	11/10/25

