

New Providence 07974

ZIP code · NJ · New Jersey > Union County > New Providence

SELLER'S MARKET

\$1.1M

MEDIAN SALE PRICE

+46.4%

1-YR CHANGE

131

SALES (12 MO)

\$994K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 68 / 100

Buyer's market

Balanced

Seller's market

MARKET TRENDS (5 YEARS)

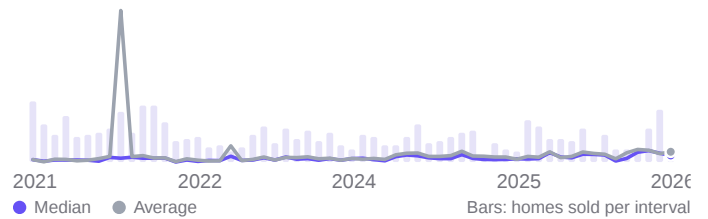
Market temperature (0–100)

68 / 100



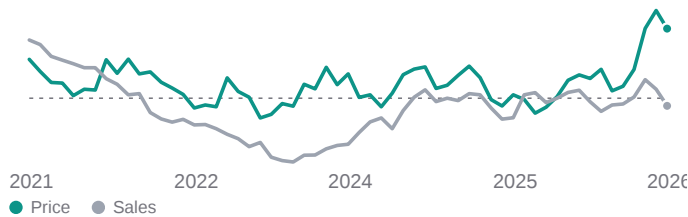
Sale prices

Median \$999K · Average \$1.2M



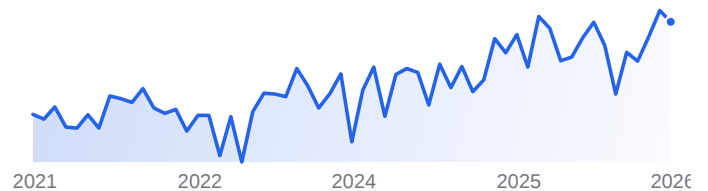
Growth (year over year)

Price +46.4% · Sales -5.1%



Price per square foot

\$542/ft²



Sale premium vs estimated value

+8.7%



Annual turnover (share of homes sold)

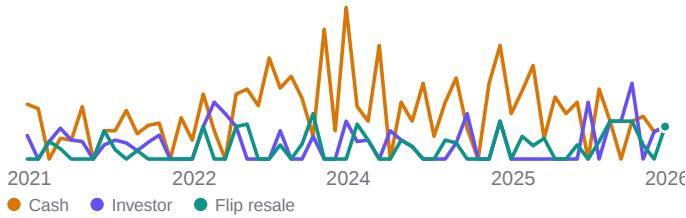
3.4%



BUYERS & OUTCOMES

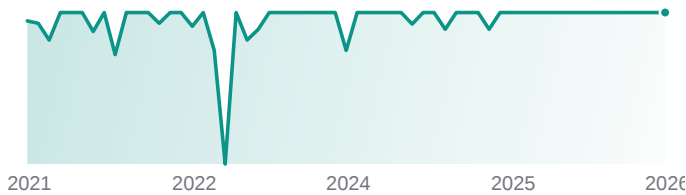
Buyer mix

Cash 14% · Investor 14% · Flip resale 14%



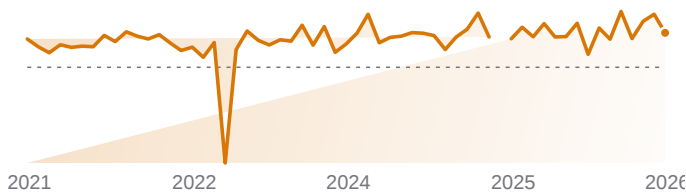
Sellers who sold at a gain

100%

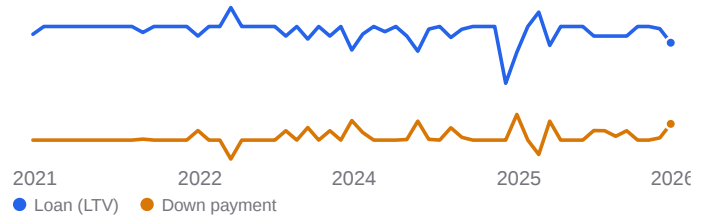


Median annualized return at resale

+4.9%

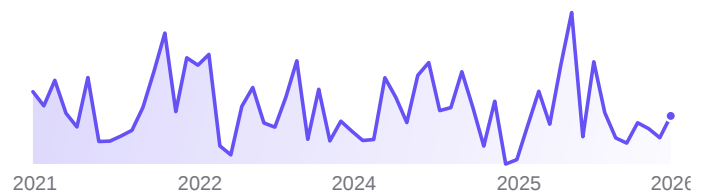


Financing (share of purchase price) Loan (LTV) 71% · Down payment 29%



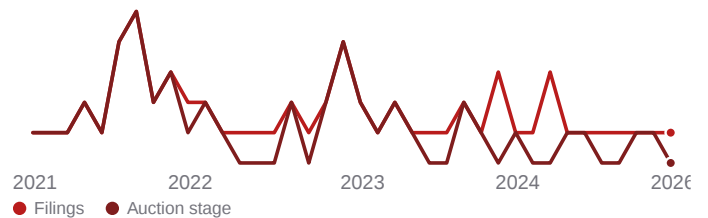
Typical hold before selling

8.2 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	3,846
Median value (AVM)	\$994K
Median size	2,096 ft²
Median year built	1959
Single family	96%
Condos	3.5%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	63%
Underwater (LTV 125% or more)	0.8%
Owner occupied	88%
Company owned	9.5%
Median loan-to-value	43%
Typical ownership tenure	16.1 yrs

COMMUNITY

Population	13,628
Density	3,456 / mi²
Median household income	\$159K
Average household income	\$203K
Crime index (US avg 100)	15
Air pollution index (US avg 100)	95
Earthquake index (US avg 100)	107
Homes occupied	93%
Bachelor's or higher	36%
Poverty rate	2.3%
Unemployment	1.6%
Average temp	51°F
Annual precip	51 in
Sunshine	56%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.