

# NEW PROVIDENCE 2021 SALES

## Sales Comparison - New Providence

	<u>2020</u>	<u>2021</u>	<u>Change</u>
New Listings	254	238	-6.30%
Sold Listings	179	205	14.53%
Average Sale Price	682,705	\$726,501	6.42%
Average Days on Market	43	26	-39.53%
Sale Price / List Price	99.10%	102.20%	3.06%

ADDRESS	LIST PRICE	BED	BATH	SALE PRICE	DOM
<a href="#">15 Grant Ave*</a>	\$335,000	3	1.1	\$350,000	4
<a href="#">65 MARION AVE*</a>	\$339,000	2	1	\$355,000	19
<a href="#">34 Murray Hill Sq*</a>	\$359,000	1	1.2	\$335,000	17
<a href="#">9 Murray Hill Sq*</a>	\$365,000	2	2	\$375,000	6
<a href="#">39 Murray Hill Sq*</a>	\$372,000	2	2	\$375,000	13
<a href="#">1471 Springfield Ave*</a>	\$374,900	2	1	\$404,000	22
<a href="#">5 MURRAY HILL SQ*</a>	\$379,000	2	1.1	\$389,000	12
<a href="#">1371 SPRINGFIELD AVE UN-9*</a>	\$400,000	2	2.1	\$392,000	28
<a href="#">7 THE ARBORS*</a>	\$419,000	2	2.1	\$410,000	63
<a href="#">13 Murray Hill Sq*</a>	\$421,000	2	2	\$416,790	16
<a href="#">1371 SPRINGFIELD AVE UN10</a>	\$429,000	2	2.1	\$432,000	13



Debbie Woerner



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# BERKELEY HEIGHTS 2021 SALES

<u>245 Livingston Ave*</u>	\$429,000	4	1.1	\$415,000	14
<u>15 Vista Ln*</u>	\$439,000	4	1	\$440,000	7
<u>1576 Springfield Ave*</u>	\$450,000	3	1	\$485,000	11
<u>31 VISTA LN*</u>	\$465,000	3	2	\$452,500	70
<u>62 HICKSON DR*</u>	\$469,000	3	1	\$455,000	7
<u>134 Union Ave*</u>	\$469,000	3	1.1	\$469,000	41
<u>6 MAGNOLIA DR*</u>	\$475,000	3	1	\$450,000	46
<u>20 Murray Hill Sq*</u>	\$479,000	2	2.1	\$465,000	44
<u>19 UNION AVE*</u>	\$479,500	3	2.1	\$479,500	11
<u>228 Livingston Ave*</u>	\$485,000	3	1.1	\$460,000	68
<u>11 Verona Rd*</u>	\$486,500	3	2	\$490,000	11
<u>8 Riverbend Ct*</u>	\$490,000	2	2.1	\$485,000	14
<u>303 Maple St*</u>	\$494,000	3	1.1	\$468,500	128
<u>34 Clinton Ave*</u>	\$495,000	4	1.1	\$540,000	9
<u>19 Murray Hill Sq*</u>	\$499,000	2	2.2	\$499,000	14
<u>74 Forest Rd*</u>	\$499,000	3	1.1	\$485,000	94
<u>1371 Springfield Avenue</u>	\$520,000	3	3	\$521,000	9
<u>198 Oakwood Dr</u>	\$529,000	3	2	\$525,000	87
<u>72 Pleasantview Ave*</u>	\$529,000	3	1.1	\$475,000	14
<u>335 CHARNWOOD RD*</u>	\$529,900	4	1.2	\$522,500	87
<u>303 Elkwood Ave*</u>	\$529,900	3	2	\$520,000	26
<u>391 Charnwood Rd*</u>	\$539,000	3	1.2	\$528,000	56



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<u>5 RIVERBEND CT*</u>	\$545,000	2	2.1	\$538,000	10
<u>16 Heather Ct*</u>	\$545,000	3	1.1	\$545,000	35
<u>23 Mountain Ave*</u>	\$549,000	3	2.1	\$585,000	23
<u>61 Ryder Way*</u>	\$549,000	4	2.1	\$562,000	23
<u>29 Union Ave*</u>	\$549,000	3	2	\$555,000	14
<u>124 Holmes Oval*</u>	\$550,000	4	2	\$550,000	14
<u>1385 SPRINGFIELD AVE*</u>	\$555,000	3	1.1	\$555,000	16
<u>17 Midvale Dr*</u>	\$559,000	3	2.1	\$542,500	22
<u>19 Pitney Ave*</u>	\$562,000	3	1.1	\$585,000	10
<u>2D FOLEY SQ*</u>	\$569,000	2	2.1	\$520,000	24
<u>236 Union Ave*</u>	\$569,000	3	2.1	\$605,000	14
<u>13 RIVERBEND CT*</u>	\$575,000	2	2.1	\$573,500	30
<u>16 RIVERBEND CT*</u>	\$575,000	2	2.1	\$572,000	10
<u>71 BROOKSIDE DR*</u>	\$575,000	4	2.1	\$665,500	12
<u>14 RIVERBEND CT*</u>	\$575,000	2	2.1	\$574,000	24
<u>15 RIVERBEND CT*</u>	\$575,000	2	2.1	\$573,500	3
<u>158 Runnymede Pkwy*</u>	\$575,000	5	2	\$550,000	30
<u>110 Woodland Rd*</u>	\$575,000	3	1.1	\$570,000	85
<u>207 MOUNTAIN AVENUE</u>	\$575,000	3	2.1	\$575,000	28
<u>929 Springfield Ave*</u>	\$575,000	4	2.1	\$591,000	12
<u>1505 SPRINGFIELD AVE*</u>	\$579,000	4	2.1	\$555,000	116
<u>12 RIVERBEND CT*</u>	\$579,000	2	2.1	\$579,000	55



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<u>92 HIGH ST*</u>	\$585,000	4	2	\$595,000	22
<u>20 Barberry Ln*</u>	\$587,000	3	2	\$656,000	8
<u>6 Radcliff Dr*</u>	\$599,000	3	1.1	\$610,000	7
<u>18 FIFTH ST*</u>	\$599,000	3	2	\$620,000	14
<u>32 Valentine Rd*</u>	\$599,000	3	2	\$651,000	18
<u>133 Division Ave*</u>	\$599,000	3	2.1	\$660,000	15
<u>20 Valentine Rd*</u>	\$599,000	3	2	\$651,000	13
<u>95 Woodland Rd*</u>	\$599,000	4	3	\$599,000	17
<u>156 Bradford St*</u>	\$599,000	3	2	\$605,000	19
<u>4 East Second Street</u>	\$599,000	3	2	\$599,000	28
<u>64 Clinton Ave*</u>	\$600,000	3	1	\$621,000	15
<u>913 SPRINGFIELD AVE</u>	\$609,000	3	1.1	\$605,000	7
<u>244 Elkwood Ave*</u>	\$609,000	3	3	\$615,000	42
<u>26 Osborne Ave*</u>	\$619,000	4	2	\$665,000	9
<u>846 Central Avenue</u>	\$619,000	3	2.1	\$625,000	6
<u>20 Dogwood Ln*</u>	\$619,000	3	2	\$650,000	15
<u>52 Dogwood Ln*</u>	\$619,000	3	2	\$650,000	18
<u>123 Woodland Rd*</u>	\$619,000	3	3	\$630,000	15
<u>58 PITTSFORD WAY*</u>	\$624,999	3	2.1	\$665,000	174
<u>180 HICKSON DR*</u>	\$625,000	4	2.1	\$677,000	0
<u>71 COLONIAL WAY*</u>	\$625,000	4	2.1	\$707,000	10
<u>73 Southgate Rd*</u>	\$625,000	3	2.1	\$625,000	44



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<a href="#"><u>18 Holmes Oval South</u></a>	\$625,000	3	2	\$630,000	8
<a href="#"><u>23 Forest Rd*</u></a>	\$625,000	4	3	\$681,000	8
<a href="#"><u>55 Clinton Ave*</u></a>	\$629,000	3	2.2	\$740,000	4
<a href="#"><u>1 Riverbend Ct*</u></a>	\$629,000	3	3	\$620,000	74
<a href="#"><u>889 SPRINGFIELD AVE*</u></a>	\$634,000	3	2	\$635,200	6
<a href="#"><u>1741 Springfield Ave*</u></a>	\$638,500	3	2.1	\$645,000	18
<a href="#"><u>29 Thomas St*</u></a>	\$639,000	3	2	\$655,000	8
<a href="#"><u>170 Livingston Ave*</u></a>	\$639,900	5	3.1	\$650,000	12
<a href="#"><u>47 Pearl St*</u></a>	\$644,900	3	2.1	\$650,000	18
<a href="#"><u>23 Magnolia Dr*</u></a>	\$649,000	4	3	\$770,000	18
<a href="#"><u>43 Murray Hill Sq*</u></a>	\$649,000	3	3.1	\$640,000	188
<a href="#"><u>72 Marion Ave*</u></a>	\$649,000	4	2.1	\$635,000	14
<a href="#"><u>78 Pleasantview Ave*</u></a>	\$649,000	3	2	\$649,000	19
<a href="#"><u>72 BRADFORD ST*</u></a>	\$649,900	4	2	\$680,000	8
<a href="#"><u>253 WOODBINE CIR*</u></a>	\$650,000	3	2.1	\$730,000	11
<a href="#"><u>63 RIDGE DR*</u></a>	\$657,500	3	2.1	\$647,500	84
<a href="#"><u>50 Union Ave*</u></a>	\$659,000	3	2.1	\$655,000	17
<a href="#"><u>801 Mountain Ave*</u></a>	\$659,900	5	2.1	\$647,000	41
<a href="#"><u>20 Fairmount Rd*</u></a>	\$665,000	4	3	\$692,000	13
<a href="#"><u>50 Union Ave*</u></a>	\$665,000	3	2.1	\$660,000	57
<a href="#"><u>172 Woodbine Cir*</u></a>	\$669,000	4	3	\$640,000	26
<a href="#"><u>267 Southgate Rd*</u></a>	\$669,000	4	2.1	\$660,000	30



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<u>1024 Springfield Ave*</u>	\$674,900	3	3	\$768,500	13
<u>1003 CENTRAL AVE*</u>	\$675,000	4	3.1	\$650,000	37
<u>191 Runnymede Pkwy*</u>	\$675,000	3	3	\$720,000	11
<u>8 Sherwood Dr*</u>	\$675,000	3	2.1	\$735,000	4
<u>19 RIVERBEND CT*</u>	\$685,000	3	3	\$674,000	35
<u>292 Maple St*</u>	\$689,000	4	3	\$659,000	76
<u>73 STONERIDGE RD*</u>	\$699,000	4	2.1	\$680,000	16
<u>89 POSSUM WAY*</u>	\$699,000	4	2.1	\$709,000	5
<u>28 Dogwood Ln*</u>	\$699,000	3	2	\$741,000	7
<u>143 Crane Cir*</u>	\$699,000	3	2.1	\$700,000	9
<u>172 Commonwealth Ave*</u>	\$699,000	4	2.1	\$751,221	11
<u>21 Walker Dr*</u>	\$699,000	3	2.1	\$700,000	57
<u>52 Possum Way*</u>	\$699,000	4	2.1	\$740,000	8
<u>179 Pittsford Way*</u>	\$699,900	3	2.1	\$800,000	8
<u>159 Mountain Ave*</u>	\$699,900	3	2.1	\$780,000	16
<u>21 Bradford St*</u>	\$699,999	4	2.1	\$675,000	17
<u>90 Walnut St*</u>	\$699,999	4	2.1	\$779,000	9
<u>62 CANDLEWOOD DR*</u>	\$709,999	3	2.1	\$725,000	35
<u>237 Runnymede Pkwy*</u>	\$719,000	3	2.1	\$755,000	7
<u>130 Knollwood Dr*</u>	\$725,000	4	2.1	\$790,000	8
<u>305 Central Ave*</u>	\$729,000	4	2	\$730,500	12
<u>127 Maple St*</u>	\$729,000	3	2	\$765,000	8



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<a href="#">74 Possum Way*</a>	\$729,000	4	2.1	\$780,500	13
<a href="#">61 Ryder Way*</a>	\$734,000	4	3	\$745,000	15
<a href="#">7 Clement Rd*</a>	\$739,000	4	3.1	\$815,000	9
<a href="#">7 Yarmouth Dr*</a>	\$739,900	4	2.1	\$739,900	15
<a href="#">16 WALNUT STREET</a>	\$739,900	4	2.1	\$776,500	9
<a href="#">70 Elkwood Ave*</a>	\$749,000	3	2.1	\$901,500	18
<a href="#">28 OVERHILL RD (Summit P.O)</a>	\$749,000	4	2	\$749,000	5
<a href="#">55 Sagamore Dr*</a>	\$749,000	4	2.1	\$769,000	14
<a href="#">37 Whitman Dr*</a>	\$749,000	4	2.1	\$785,000	8
<a href="#">11 WILLOW ST*</a>	\$749,900	5	3.1	\$735,000	149
<a href="#">139 Division Ave*</a>	\$749,900	3	2.1	\$812,000	10
<a href="#">107 Sagamore Dr*</a>	\$749,900	4	2.1	\$749,900	22
<a href="#">294 Union Ave*</a>	\$750,000	4	2.1	\$750,000	56
<a href="#">30 Hathaway Dr*</a>	\$750,000	4	2.1	\$795,000	0
<a href="#">51 Commonwealth Ave*</a>	\$764,000	4	3	\$764,000	48
<a href="#">80 OXBOW DR*</a>	\$765,000	3	3.1	\$880,000	8
<a href="#">117 HICKSON DR*</a>	\$775,000	4	2.1	\$775,000	4
<a href="#">47 COMMONWEALTH AVE*</a>	\$775,000	4	3	\$775,000	55
<a href="#">16 Penwood Dr*</a>	\$775,000	4	2.1	\$790,000	22
<a href="#">40 Newcomb Dr*</a>	\$779,000	3	2.1	\$903,000	8
<a href="#">144 Grant Ave*</a>	\$799,000	4	2.1	\$805,000	20



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<u>120 Brookside Drive</u>	\$799,000	4	2.1	\$985,000	8
<u>5 Colchester Rd*</u>	\$799,000	4	2.1	\$770,000	31
<u>10 Overhill Rd*</u>	\$799,000	3	1.1	\$825,000	7
<u>34 Newcomb Dr*</u>	\$799,000	4	3.1	\$831,000	34
<u>16 1St St*</u>	\$799,000	3	2.1	\$759,600	27
<u>18 1St St*</u>	\$799,000	3	2.1	\$730,000	27
<u>83 Overhill Rd*</u>	\$799,000	4	2.1	\$830,000	33
<u>98 Elkwood Ave*</u>	\$799,000	3	3	\$799,000	16
<u>17 Holmes Oval*</u>	\$799,000	3	2.2	\$773,000	14
<u>30 Pitney Ave*</u>	\$799,000	5	3	\$851,000	19
<u>205 Sagamore Dr*</u>	\$815,000	4	3	\$860,000	9
<u>27 GLENBROOK RD*</u>	\$820,000	5	2.1	\$865,000	7
<u>21 Princeton Dr*</u>	\$820,000	4	2.1	\$820,000	0
<u>75 Marion Ave*</u>	\$824,990	7	3.2	\$825,000	5
<u>25 Seven Oaks Dr*</u>	\$839,900	5	3	\$825,000	41
<u>19 Brookside Dr*</u>	\$840,000	4	2.1	\$845,000	9
<u>46 Knollwood Dr*</u>	\$849,000	4	2.1	\$880,000	10
<u>117 Stoneridge Rd*</u>	\$849,000	3	2.1	\$875,000	18
<u>48 Brookside Dr*</u>	\$849,000	4	2.1	\$860,000	55
<u>386 Union Ave*</u>	\$849,900	4	2.1	\$845,000	42
<u>31 NORTHVIEW RD*</u>	\$850,000	4	3	\$850,500	19
<u>195 Central Ave*</u>	\$850,000	4	3.1	\$900,000	21



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<u>24 Overhill Rd*</u>	\$850,000	4	3.1	\$891,000	7
<u>55 Woodcrest Dr*</u>	\$850,000	4	2.1	\$850,000	0
<u>396 Union Ave*</u>	\$869,500	4	2.1	\$870,000	23
<u>12 FROST LN*</u>	\$875,000	4	2.1	\$850,000	49
<u>42 OVERHILL RD*</u>	\$889,000	4	2.1	\$890,000	7
<u>1377 SPRINGFIELD AVE*</u>	\$895,000	4	3.1	\$952,000	9
<u>82 WOODCREST DR*</u>	\$895,000	4	2.1	\$935,000	24
<u>163 Ryder Way*</u>	\$899,000	4	3.1	\$950,000	22
<u>1377 Springfield Ave*</u>	\$899,000	4	3.1	\$929,000	12
<u>400 CENTRAL AVE*</u>	\$900,000	4	2.1	\$875,000	18
<u>69 PENWOOD DR*</u>	\$925,000	4	2.1	\$999,999	9
<u>34 Candlewood Dr*</u>	\$949,000	4	2.1	\$964,000	15
<u>35 Salem Rd*</u>	\$949,000	4	3.1	\$1,050,000	8
<u>479 South St*</u>	\$949,000	5	3	\$965,000	9
<u>66 Oakwood Dr*</u>	\$969,000	5	3.2	\$995,000	9
<u>35 Delaware Ave*</u>	\$979,000	5	2.2	\$1,050,501	6
<u>91 Seven Oaks Dr*</u>	\$995,000	4	3	\$997,000	7
<u>19 Green Way*</u>	\$995,000	3	3.1	\$995,000	17
<u>23 Green Way*</u>	\$998,500	3	3.1	\$970,000	119
<u>89 Sulfrian Rd*</u>	\$999,500	4	2.1	\$1,030,000	14
<u>424 Central Ave*</u>	\$999,950	4	3.1	\$1,100,000	7
<u>48 EDGEWOOD AVE*</u>	\$1,020,000	4	2.1	\$997,500	16



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<u>40 Grove Ter*</u>	\$1,030,000	4	3.1	\$999,000	87
<u>89 Pearl St*</u>	\$1,049,000	5	5	\$1,110,000	15
<u>5 Gold Ct*</u>	\$1,050,000	3	3.1	\$1,100,000	11
<u>14 BALDWIN DR*</u>	\$1,075,000	5	3.1	\$981,000	41
<u>244 Woodbine Cir*</u>	\$1,099,000	5	3.1	\$1,160,000	36
<u>25 GREEN WAY*</u>	\$1,100,000	3	3.1	\$1,100,000	14
<u>51 Colchester Rd*</u>	\$1,100,000	5	3.1	\$1,210,000	11
<u>43 GREEN WAY*</u>	\$1,125,000	3	3.1	\$1,125,000	102
<u>11 CLINTON AVE*</u>	\$1,149,000	5	3.2	\$998,000	92
<u>41 FAIRVIEW AVE*</u>	\$1,150,000	4	3.1	\$1,125,000	25
<u>321 Mountain Ave*</u>	\$1,150,000	5	3	\$1,200,000	8
<u>6 Frost Ln*</u>	\$1,150,000	4	2.1	\$1,210,000	11
<u>87 Passaic St*</u>	\$1,155,000	5	4.1	\$1,150,000	26
<u>60 Colonial Way*</u>	\$1,169,000	5	3.2	\$1,160,000	41
<u>16 6th St*</u>	\$1,200,000	5	5.1	\$1,200,000	14
<u>102 Livingston Ave*</u>	\$1,250,000	5	5.1	\$1,195,000	43
<u>41 Princeton Dr*</u>	\$1,298,000	6	4.1	\$1,310,000	7



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