

New Providence

February 2026 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	110 Livingston Avenue	CapeCod	3	2.0	8	\$750,000	\$750,000	\$776,000	103.47%	\$210,100	3.69
2	25 Green Way	TwnEndUn	3	3.1	80	\$1,350,000	\$1,350,000	\$1,325,000	98.15%	\$425,000	3.12
3	16 Terrace Road	Colonial	5	5.0	7	\$1,699,777	\$1,699,777	\$1,820,250	107.09%	Renovated	
AVERAGE					32	\$1,266,592	\$1,266,592	\$1,307,083	102.90%		3.41

"Active" Listings in New Providence

Number of Units: 8
 Average List Price: \$1,101,750
 Average Days on Market: 15

"Under Contract" Listings in New Providence

Number of Units: 11
 Average List Price: \$1,252,991
 Average Days on Market: 37

New Providence 2026 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	11	32											17
List Price	\$1,088,555	\$1,266,592											\$1,133,065
Sales Price	\$1,223,055	\$1,307,083											\$1,244,062
SP:LP%	112.38%	102.90%											110.01%
SP to AV	3.92	3.41											3.81
# Units Sold	9	3											12
3 Mo Rate of Ab	0.69	1.58											1.14
Active Listings	4	8											6
Under Contracts	8	11											10

Flashback! YTD 2025 vs YTD 2026

YTD	2025	2026	% Change
DOM	26	17	-35.96%
Sales Price	\$1,007,941	\$1,244,062	23.43%
LP:SP	108.18%	110.01%	1.69%
SP:AV	3.44	3.81	10.75%

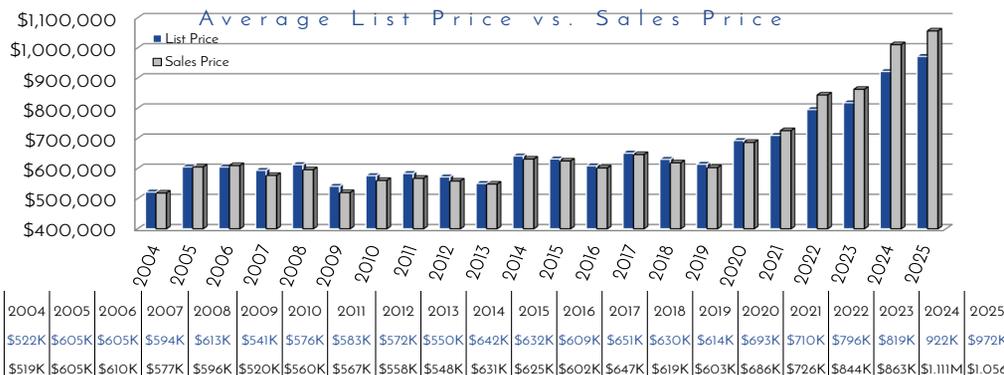
Prominent
Properties

Sotheby's
INTERNATIONAL REALTY

YTD	2025	2026	% Change
# Units Sold	17	12	-29.41%
Rate of Ab 3 Mo	0.65	1.14	74.62%
Actives	7	6	-7.69%
Under Contracts	6	10	58.33%

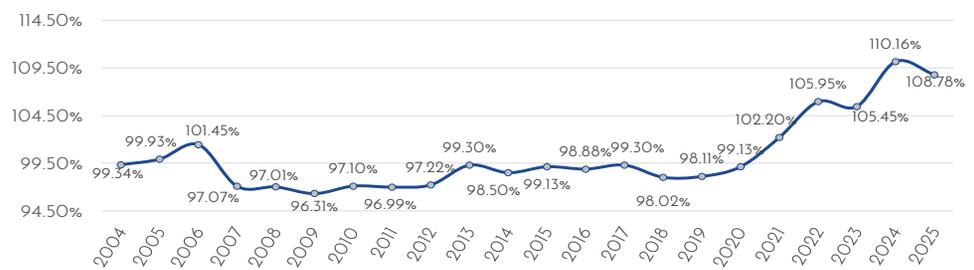
New Providence Yearly Market Trends

Average List Price vs. Sales Price

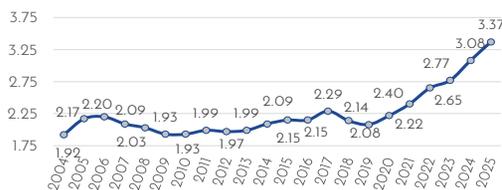


New Providence Yearly Market Trends

Sales Price to List Price Ratios



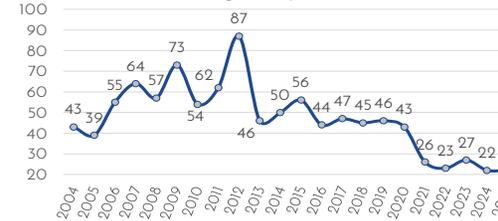
Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



Average Days on Market



Number of Units Sold

