

New Providence

January 2026 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	14 Holmes Oval	Colonial	2	1.0	7	\$675,000	\$675,000	\$643,500	95.33%	\$233,600	2.75
2	340 Livingston Avenue	SplitLev	4	2.1	12	\$735,000	\$735,000	\$850,000	115.65%	\$220,300	3.86
3	315 Mountain Avenue	Custom	3	2.0	17	\$899,999	\$899,999	\$999,999	111.11%	\$246,600	4.06
4	19 Division Avenue	Colonial	4	2.0	13	\$920,000	\$920,000	\$1,100,000	119.57%	\$246,300	4.47
5	68 Elm Street	SplitLev	3	2.1	1	\$999,000	\$999,000	\$1,125,000	112.61%	\$240,500	4.68
6	54 Badgley Drive	SplitLev	5	2.1	9	\$1,149,000	\$1,149,000	\$1,350,000	117.49%	\$315,300	4.28
7	82 Central Avenue	Colonial	4	2.1	15	\$1,425,000	\$1,425,000	\$1,490,000	104.56%	\$472,400	3.15
8	29 Walton Avenue	Colonial	6	4.2	15	\$1,699,000	\$1,699,000	\$1,699,000	100.00%	Renovated	
9	72 Central Avenue	Colonial	5	2.1	14	\$1,295,000	\$1,295,000	\$1,750,000	135.14%	\$428,300	4.09
AVERAGE					11	\$1,088,555	\$1,088,555	\$1,223,055	112.38%		3.92

"Active" Listings in New Providence

Number of Units: 4
 Average List Price: \$1,494,475
 Average Days on Market: 72

"Under Contract" Listings in New Providence

Number of Units: 8
 Average List Price: \$1,299,347
 Average Days on Market: 24

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												11
List Price	\$1,088,555												\$1,088,555
Sales Price	\$1,223,055												\$1,223,055
SP:LP%	112.38%												112.38%
SP to AV	3.92												3.92
# Units Sold	9												9
3 Mo Rate of Ab	0.69												0.69
Active Listings	4												4
Under Contracts	8												8

Flashback! YTD 2025 vs YTD 2026

YTD	2025	2026	% Change
DOM	21	11	-46.14%
Sales Price	\$1,033,750	\$1,223,055	18.31%
LP:SP	109.32%	112.38%	2.81%
SP:AV	3.33	3.92	17.72%

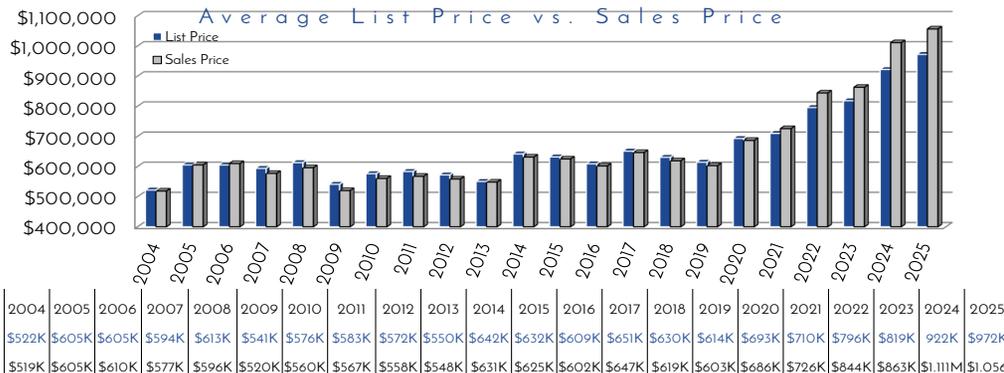
Prominent Properties

Sotheby's
INTERNATIONAL REALTY

YTD	2025	2026	% Change
# Units Sold	12	9	-25.00%
Rate of Ab 3 Mo	0.39	0.69	76.92%
Actives	4	4	0.00%
Under Contracts	7	8	14.29%

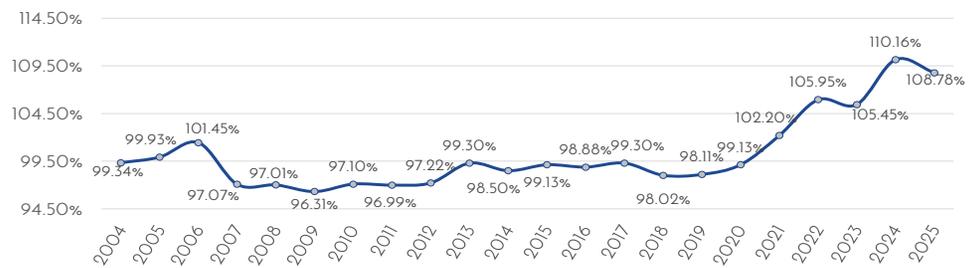
New Providence Yearly Market Trends

Average List Price vs. Sales Price

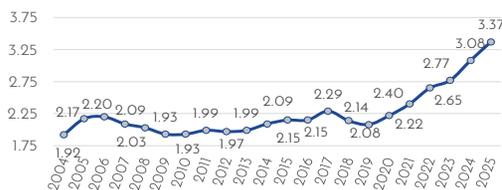


New Providence Yearly Market Trends

Sales Price to List Price Ratios



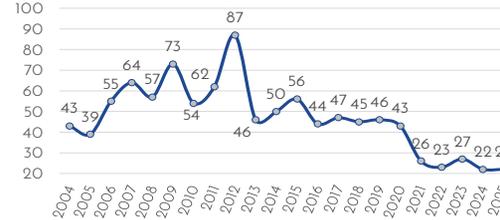
Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



Average Days on Market



Number of Units Sold

