

# New Providence

## March 2026 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	19 Slope Drive	SplitLev	3	2.1	33	\$849,999	\$849,999	\$810,000	95.29%	\$276,500	2.93
2	33 Yarmouth Drive	Colonial	4	2.1	10	\$1,195,000	\$1,195,000	\$1,288,000	107.78%	\$365,100	3.53
3	34 Grant Avenue	Colonial	6	5.0	156	\$1,550,000	\$1,550,000	\$1,482,000	95.61%	New	
4	20 Pittsford Way	CapeCod	5	3.1	14	\$1,150,000	\$1,150,000	\$1,500,000	130.43%	\$356,600	4.21
5	17 Badgley Drive	Custom	5	3.1	9	\$1,490,000	\$1,490,000	\$1,754,000	117.72%	\$388,000	4.52
AVERAGE					44	\$1,247,000	\$1,247,000	\$1,366,800	109.37%		3.80

### *"Active"* Listings in New Providence

Number of Units: 8  
 Average List Price: \$984,488  
 Average Days on Market: 13

### *"Under Contract"* Listings in New Providence

Number of Units: 20  
 Average List Price: \$1,196,634  
 Average Days on Market: 22

# 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	44										25
List Price	\$1,088,555	\$1,266,592	\$1,247,000										\$1,166,575
Sales Price	\$1,223,055	\$1,307,083	\$1,366,800										\$1,280,162
SP:LP%	112.38%	102.90%	109.37%										109.82%
SP to AV	3.92	3.41	3.80										3.81
# Units Sold	9	3	5										17
3 Mo Rate of Ab	0.69	1.58	1.69										1.32
Active Listings	4	8	8										7
Under Contracts	8	11	20										13

## Flashback! YTD 2025 vs YTD 2026

YTD	2025	2026	% Change
DOM	24	25	3.59%
Sales Price	\$1,017,400	\$1,280,162	25.83%
LP:SP	108.53%	109.82%	1.19%
SP:AV	3.45	3.81	10.46%

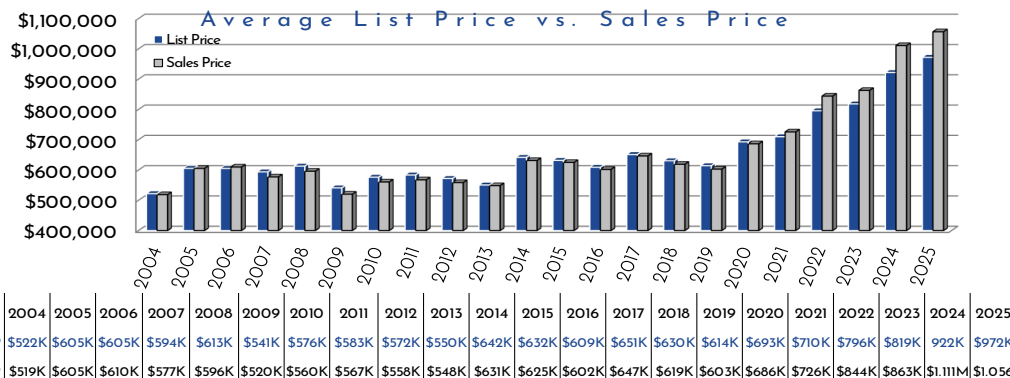
Prominent Properties

**Sotheby's**  
INTERNATIONAL REALTY

YTD	2025	2026	% Change
# Units Sold	20	17	-15.00%
Rate of Ab 3 Mo	0.88	1.32	49.43%
Actives	8	7	-16.67%
Under Contracts	9	13	44.44%

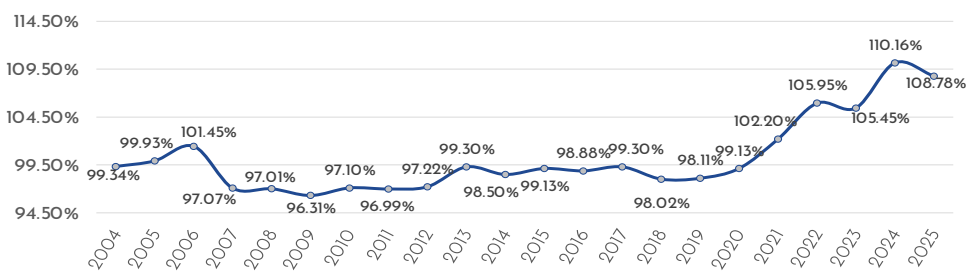
## New Providence Yearly Market Trends

Average List Price vs. Sales Price

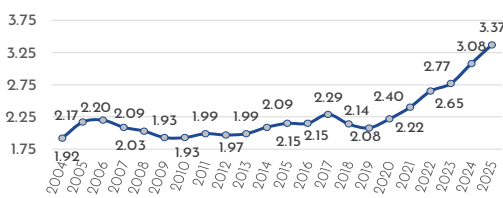


## New Providence Yearly Market Trends

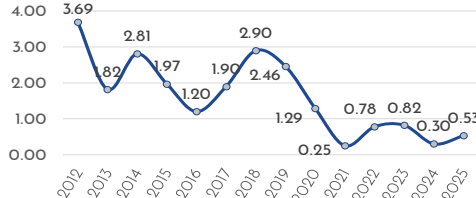
Sales Price to List Price Ratios



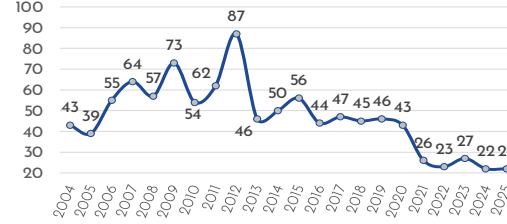
Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



Average Days on Market



Number of Units Sold

