

# 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

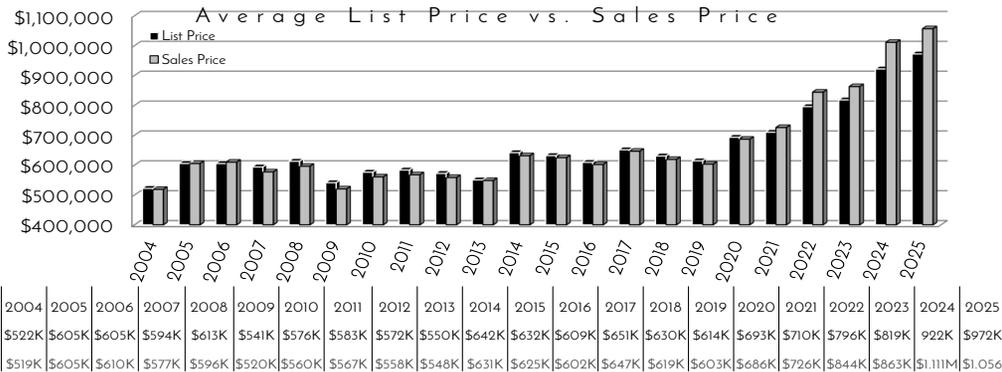
## Flashback! YTD 2025 vs YTD 2026

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%

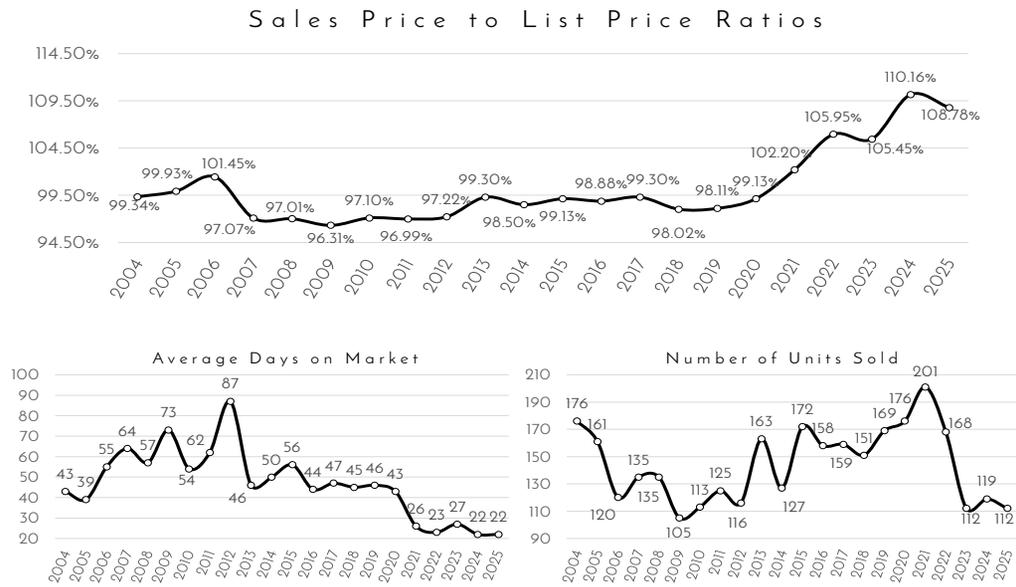


YTD	2025	2026	% Change
# Units Sold	12	9	-25.00%
Rate of Ab 3 Mo	0.39	0.69	76.92%
Actives	4	4	0.00%
Under Contracts	7	8	14.29%

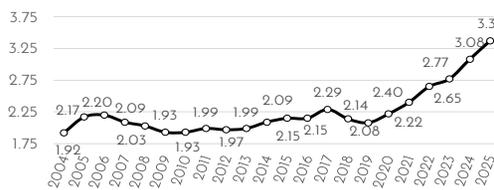
## New Providence Yearly Market Trends



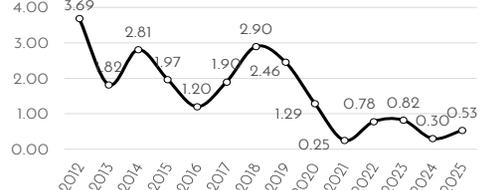
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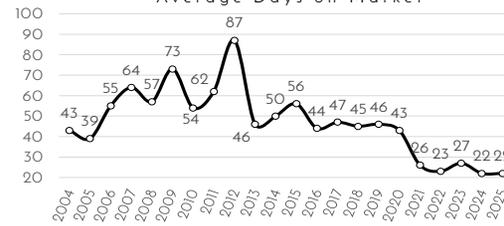
### Sales Price to Assessed Value Ratio



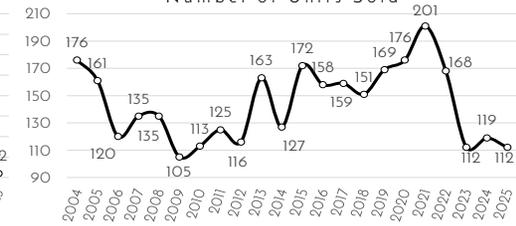
### 12 Month Rate of Absorption



### Average Days on Market



### Number of Units Sold



Data only available until 2012