

# 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          | TwndEndUn | 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

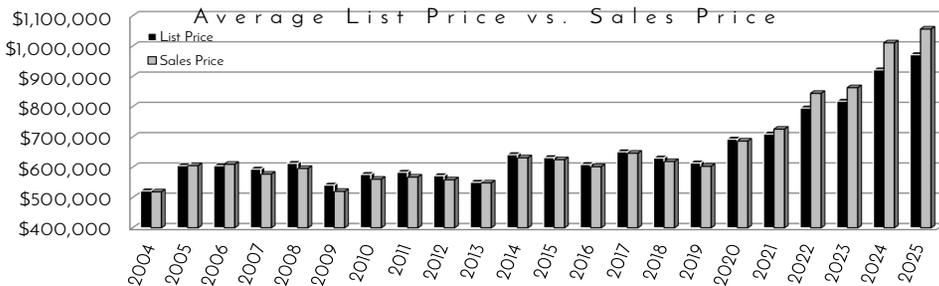
| YTD         | 2025        | 2026        | % Change |
|-------------|-------------|-------------|----------|
| DOM         | 26          | 17          | -35.96%  |
| Sales Price | \$1,007,941 | \$1,244,062 | 23.43%   |
| LP:SP       | 108.18%     | 110.01%     | 1.69%    |
| SP:AV       | 3.44     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



| 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%   |

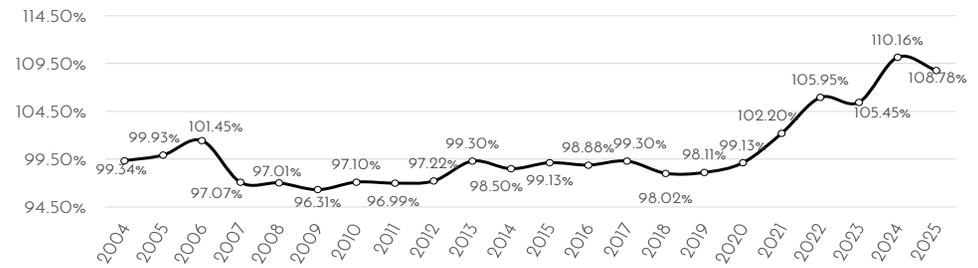
## New Providence Yearly Market Trends

Average List Price vs. Sales Price

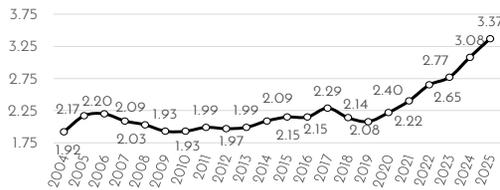


## New Providence Yearly Market Trends

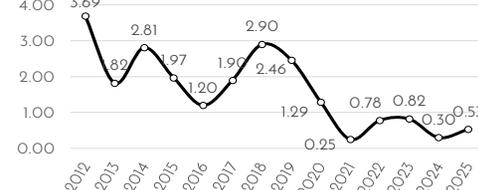
Sales Price to List Price Ratios



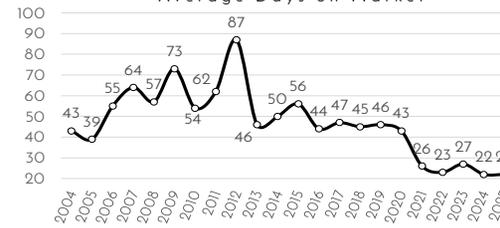
Sales Price to Assessed Value Ratio



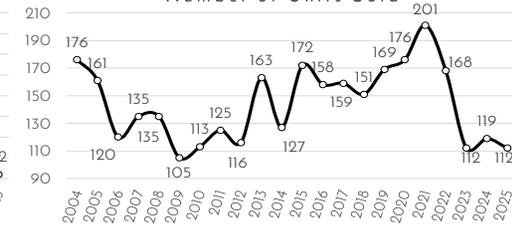
12 Month Rate of Absorption



Average Days on Market



Number of Units Sold



Data only available until 2012