

New Providence

April 2026 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	25 Murray Hill Square	OneFloor	1	2.0	1	\$499,000	\$499,000	\$525,000	105.21%	\$177,800	2.95
2	835 Mountain Avenue	Ranch	3	2.0	18	\$625,000	\$625,000	\$665,000	106.40%	\$212,000	3.14
3	26 E 3rd Street	Colonial	2	3.0	9	\$799,900	\$799,900	\$830,000	103.76%	\$214,700	3.87
4	4B Foley Square	TwnIntUn	3	2.2	24	\$899,000	\$899,000	\$920,000	102.34%	\$342,000	2.69
5	157 Grant Avenue	Colonial	4	2.1	15	\$939,000	\$939,000	\$978,000	104.15%	\$349,400	2.80
6	112 Crane Circle	SplitLev	4	2.1	11	\$975,000	\$975,000	\$999,999	102.56%	\$301,800	3.31
7	25 Division Avenue	Colonial	3	3.1	15	\$1,425,000	\$1,425,000	\$1,445,000	101.40%	\$436,900	3.31
8	61 Oakwood Drive	Colonial	4	4.1	18	\$1,695,000	\$1,695,000	\$1,925,000	113.57%	\$524,900	3.67
AVERAGE					14	\$982,113	\$982,113	\$1,036,000	104.92%		3.22

"Active" Listings in New Providence

Number of Units: 13
 Average List Price: \$1,284,077
 Average Days on Market: 15

"Under Contract" Listings in New Providence

Number of Units: 27
 Average List Price: \$1,252,993
 Average Days on Market: 20

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	14									21
List Price	\$1,088,555	\$1,266,592	\$1,247,000	\$982,113									\$1,107,547
Sales Price	\$1,223,055	\$1,307,083	\$1,366,800	\$1,036,000									\$1,202,030
SP:LP%	112.38%	102.90%	109.37%	104.92%									108.26%
SP to AV	3.92	3.41	3.80	8.00									3.59
# Units Sold	9	3	5	8									25
3 Mo Rate of Ab	0.69	1.58	1.69	2.83									1.70
Active Listings	4	8	8	13									8
Under Contracts	8	11	20	27									17

Flashback! YTD 2025 vs YTD 2026

YTD	2025	2026	% Change
DOM	21	21	0.00%
Sales Price	\$1,060,438	\$1,202,030	13.35%
LP:SP	107.90%	108.26%	0.33%
SP:AV	3.40	3.59	5.73%



YTD	2025	2026	% Change
# Units Sold	24	25	4.17%
Rate of Ab 3 Mo	1.24	1.70	36.90%
Actives	8	8	0.00%
Under Contracts	12	17	37.50%

New Providence Yearly Market Trends



New Providence Yearly Market Trends

