

# New Providence

## May 2026 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	27 Grant Avenue	Ranch	1	2.0	46	\$499,900	\$449,900	\$440,000	97.80%	\$145,900	3.02
2	244 Livingston Avenue	Ranch	3	2.0	9	\$625,000	\$625,000	\$710,000	113.60%	\$160,500	4.42
3	76 Magnolia Drive	SplitLev	3	1.1	9	\$799,000	\$799,000	\$882,000	110.39%	\$229,000	3.85
4	199 Hickson Drive	SplitLev	3	2.1	7	\$875,000	\$875,000	\$1,026,000	117.26%	\$278,100	3.69
5	48 Marion Avenue	Colonial	3	2.1	11	\$899,000	\$899,000	\$1,103,000	122.69%	\$288,100	3.83
6	65 Division Avenue	Colonial	3	2.1	30	\$1,199,000	\$1,150,000	\$1,125,000	97.83%	\$302,400	3.72
7	1644 Springfield Avenue	Colonial	4	3.1	6	\$1,160,000	\$1,160,000	\$1,180,000	101.72%	\$299,600	3.94
8	15 Alison Court	Colonial	5	2.1	9	\$990,000	\$990,000	\$1,303,000	131.62%	\$322,600	4.04
9	297 Elkwood Avenue	Colonial	5	4.0	10	\$1,250,000	\$1,250,000	\$1,364,000	109.12%	\$300,800	4.53
10	77 Hansell Road	Colonial	4	2.1	9	\$1,250,000	\$1,250,000	\$1,390,815	111.27%	\$437,000	3.18
11	63 Gallinson Drive	SplitLev	6	2.1	9	\$1,199,888	\$1,199,888	\$1,440,000	120.01%	\$336,200	4.28
12	32 Marion Avenue	Colonial	6	5.1	68	\$1,678,000	\$1,678,000	\$1,650,000	98.33%	New	
13	58 Oxbow Drive	SplitLev	4	4.0	8	\$1,575,000	\$1,575,000	\$1,725,000	109.52%	\$326,200	5.29
14	65 Seven Oaks Drive	Colonial	4	3.1	9	\$1,450,000	\$1,450,000	\$1,800,000	124.14%	\$456,700	3.94
15	78 Seven Oaks Drive	Colonial	4	2.1	8	\$1,399,000	\$1,399,000	\$1,812,000	129.52%	\$394,200	4.60
16	107 Pleasantview Avenue	Colonial	5	5.1	7	\$1,650,000	\$1,650,000	\$1,825,000	110.61%	New	
17	49 The Fellsway	Colonial	6	5.1	25	\$1,875,000	\$1,875,000	\$1,875,000	100.00%	New	
18	100 Commonwealth Avenue	Colonial	6	5.0	125	\$1,999,900	\$1,999,900	\$1,995,990	99.80%	New	
19	36 Terrace Road	Colonial	6	5.1	29	\$2,150,000	\$2,150,000	\$2,200,000	102.33%	New	
AVERAGE					23	\$1,290,720	\$1,285,510	\$1,412,990	110.92%		4.02

### "Active" Listings in New Providence

Number of Units: 10  
 Average List Price: \$1,225,200  
 Average Days on Market: 32

### "Under Contract" Listings in New Providence

Number of Units: 24  
 Average List Price: \$1,151,542  
 Average Days on Market: 13

# 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	23								22
List Price	\$1,088,555	\$1,266,592	\$1,247,000	\$982,113	\$1,285,510								\$1,184,395
Sales Price	\$1,223,055	\$1,307,083	\$1,366,800	\$1,036,000	\$1,412,990								\$1,293,126
SP:LP%	112.38%	102.90%	109.37%	104.92%	110.92%								109.41%
SP to AV	3.92	3.41	3.80	3.22	4.02								3.76
# Units Sold	9	3	5	8	19								44
3 Mo Rate of Ab	0.69	1.58	1.69	2.83	1.06								1.57
Active Listings	4	8	8	13	10								9
Under Contracts	8	11	20	27	24								18

## Flashback! YTD 2025 vs YTD 2026

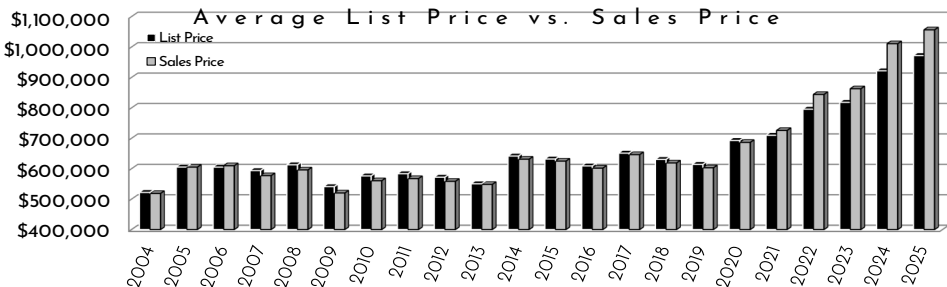
YTD	2025	2026	% Change
DOM	20	22	11.90%
Sales Price	\$1,001,843	\$1,293,126	29.07%
LP:SP	109.28%	109.41%	0.11%
SP:AV	3.38	3.76	11.36%



YTD	2025	2026	% Change
# Units Sold	35	44	25.71%
Rate of Ab 3 Mo	1.16	1.57	35.58%
Actives	7	9	16.22%
Under Contracts	14	18	28.57%

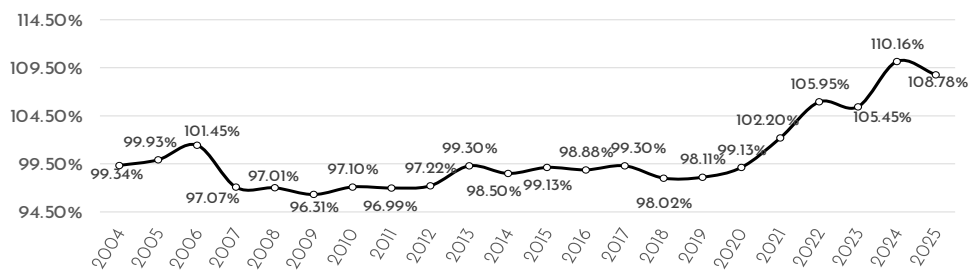
## New Providence Yearly Market Trends

Average List Price vs. Sales Price



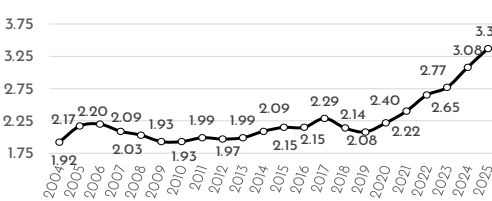
## New Providence Yearly Market Trends

Sales Price to List Price Ratios



Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
LP	\$522K	\$605K	\$605K	\$594K	\$613K	\$541K	\$576K	\$583K	\$572K	\$550K	\$642K	\$632K	\$609K	\$651K	\$630K	\$614K	\$693K	\$710K	\$796K	\$819K	\$922K	\$972K
SP	\$519K	\$605K	\$610K	\$577K	\$596K	\$520K	\$560K	\$567K	\$558K	\$548K	\$631K	\$625K	\$602K	\$647K	\$619K	\$603K	\$686K	\$726K	\$844K	\$863K	\$1,111M	\$1,056K

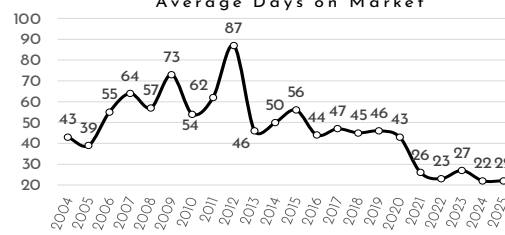
Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



Average Days on Market



Number of Units Sold

