

New Providence

September 2026 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	1131 Springfield Avenue	Colonial	1	0.0	24	\$650,000	\$650,000	\$760,000	116.92%	\$255,300	2.98
2	63 Magnolia Drive	Ranch	3	1.1	12	\$699,000	\$699,000	\$890,000	127.32%	\$203,600	4.37
3	121 Pearl Street	Custom	3	2.0	15	\$850,000	\$850,000	\$925,000	108.82%	\$297,400	3.11
4	15 Etmore Place	SplitLev	4	2.2	18	\$999,000	\$999,000	\$999,000	100.00%	\$315,500	3.17
5	74 Sagamore Drive	SplitLev	4	2.1	4	\$959,000	\$959,000	\$999,900	104.26%	\$311,500	3.21
6	6 Woodbine Circle	SplitLev	3	2.1	13	\$1,200,000	\$1,200,000	\$1,275,000	106.25%	\$282,000	4.52
7	50 Stoneridge Road	Ranch	4	2.1	16	\$1,250,000	\$1,250,000	\$1,335,000	106.80%	\$329,400	4.05
8	21 Woodruff Court	Colonial	5	4.1	13	\$1,769,000	\$1,769,000	\$1,695,000	95.82%	New	
9	163 Oakwood Drive	Colonial	7	7.1	1	\$3,499,000	\$3,499,000	\$3,499,000	100.00%	New	
AVERAGE					13	\$1,319,444	\$1,319,444	\$1,375,322	107.36%		3.63

"Active" Listings in New Providence

Number of Units	11
Average List Price	\$1,164,454
Average Days on Market	14

"Under Contract" Listings in New Providence

Number of Units	17
Average List Price	\$1,223,059
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	23	17	16	16	13				19
List Price	\$1,088,555	\$1,266,592	\$1,247,000	\$982,113	\$1,285,510	\$1,058,000	\$1,157,408	\$1,045,750	\$1,319,444				\$1,152,319
Sales Price	\$1,223,055	\$1,307,083	\$1,366,800	\$1,036,000	\$1,412,990	\$1,214,722	\$1,294,417	\$1,143,742	\$1,375,322				\$1,267,351
SP:LP%	112.38%	102.90%	109.37%	104.92%	110.92%	114.33%	113.29%	110.13%	107.36%				110.73%
SP to AV	3.92	3.41	3.80	3.22	4.02	3.78	3.37	3.57	3.63				3.67
# Units Sold	9	3	5	8	19	18	12	12	9				95
3 Mo Rate of Ab	0.69	1.58	1.69	2.83	1.06	0.80	0.67	0.66	0.82				1.20
Active Listings	4	8	8	13	10	11	11	8	11				9
Under Contracts	8	11	20	27	24	21	14	15	17				17

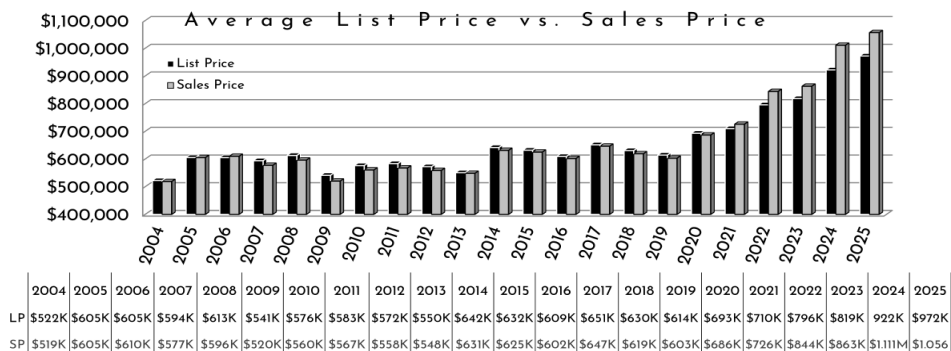
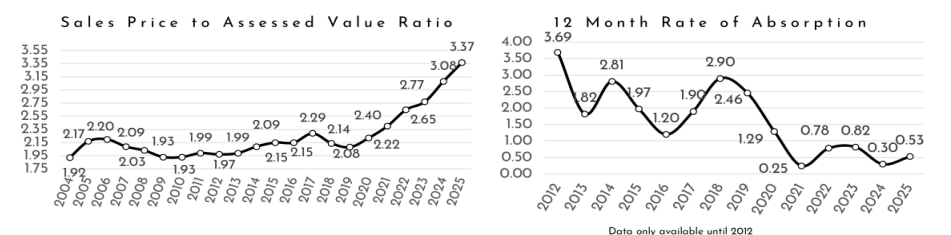
Flashback! YTD 2025 vs YTD 2026

YTD	2025	2026	% Change
DOM	22	19	-17.40%
Sales Price	\$1,033,571	\$1,267,351	22.62%
LP:SP	108.59%	110.73%	1.97%
SP:AV	3.38	3.67	8.78%



YTD	2025	2026	% Change
# Units Sold	86	95	10.47%
Rate of Ab 3 Mo	1.14	1.20	5.47%
Actives	10	9	-8.70%
Under Contracts	14	17	22.66%

New Providence Yearly Market Trends



New Providence Yearly Market Trends

