

New Providence

July 2026 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	4 The Arbors	TwndEndUn	2	2.1	7	\$550,000	\$550,000	\$606,000	110.18%	\$203,100	2.98
2	200 Runnymede Parkway	Ranch	2	1.1	9	\$499,000	\$499,000	\$703,000	140.88%	\$227,000	3.10
3	21 Riverbend Court	TwndEndUn	3	3.0	39	\$749,000	\$749,000	\$749,000	100.00%	\$299,000	2.51
4	57 Southgate Road	TwndEndUn	3	2.1	10	\$805,000	\$805,000	\$875,000	108.70%	\$300,800	2.91
5	110 Woodland Road	SplitLev	3	1.1	25	\$789,900	\$789,900	\$880,000	111.41%	\$239,500	3.67
6	55 Sagamore Drive	Bi-Level	4	2.1	13	\$950,000	\$950,000	\$925,000	97.37%	\$323,800	2.86
7	380 Charnwood Road	SplitLev	4	2.2	16	\$949,000	\$949,000	\$999,000	105.27%	\$285,100	3.50
8	75 Club Drive	Colonial	3	2.1	11	\$999,999	\$999,999	\$1,263,000	126.30%	\$422,600	2.99
9	19 Colonial Way	Colonial	5	3.1	14	\$1,298,000	\$1,298,000	\$1,750,000	134.82%	\$396,700	4.41
10	24 Etmore Place	Custom	6	4.1	35	\$1,699,999	\$1,699,999	\$1,783,000	104.88%	Renovated	
11	28 Club Lane	Custom	4	4.0	9	\$1,749,000	\$1,749,000	\$2,000,000	114.35%	\$452,900	4.42
12	76 Pine Way	Colonial	5	5.1	6	\$2,850,000	\$2,850,000	\$3,000,000	105.26%	\$816,800	3.67
AVERAGE					16	\$1,157,408	\$1,157,408	\$1,294,417	113.29%		3.37

"Active" Listings in New Providence

Number of Units: 11
Average List Price: \$1,018,454
Average Days on Market: 27

"Under Contract" Listings in New Providence

Number of Units: 14
Average List Price: \$1,018,571
Average Days on Market: 15

New Providence 2025 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						20
List Price	\$1,088,555	\$1,266,592	\$1,247,000	\$982,113	\$1,285,510	\$1,058,000	\$1,157,408						\$1,149,274
Sales Price	\$1,223,055	\$1,307,083	\$1,366,800	\$1,036,000	\$1,412,990	\$1,214,722	\$1,294,417						\$1,274,264
SP:LP%	112.38%	102.90%	109.37%	104.92%	110.92%	114.33%	113.29%						111.23%
SP to AV	3.92	3.41	3.80	3.22	4.02	3.78	3.37						3.70
# Units Sold	9	3	5	8	19	18	12						74
3 Mo Rate of Ab	0.69	1.58	1.69	2.83	1.06	0.80	0.67						1.33
Active Listings	4	8	8	13	10	11	11						9
Under Contracts	8	11	20	27	24	21	14						18

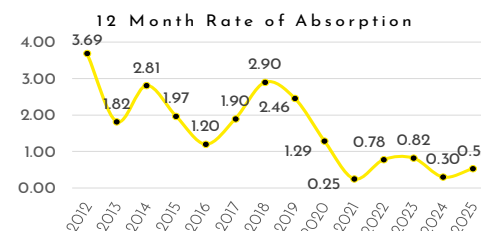
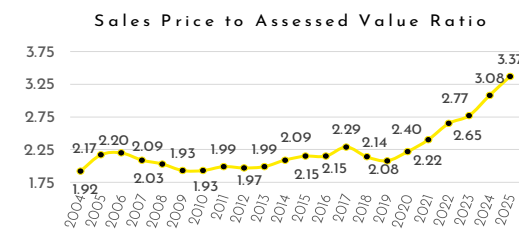
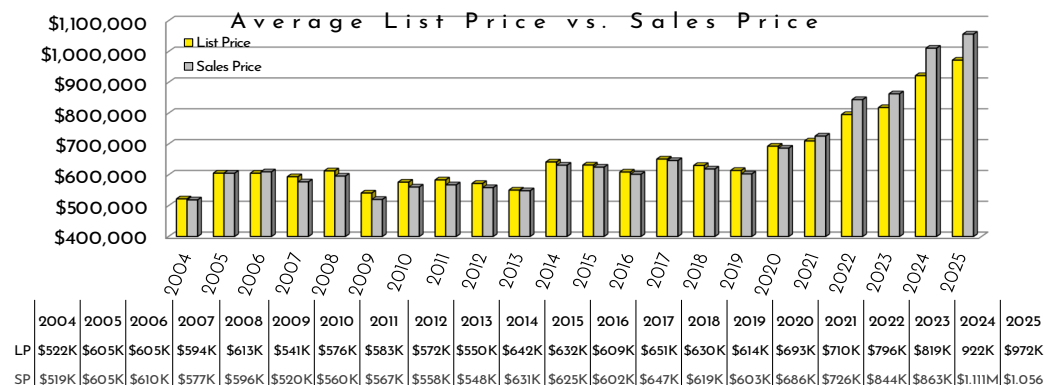
Flashback! YTD 2025 vs YTD 2026

YTD	2025	2026	% Change
DOM	21	20	-5.16%
Sales Price	\$1,032,880	\$1,274,264	23.37%
LP:SP	108.29%	111.23%	2.72%
SP:AV	3.42	3.70	8.17%



YTD	2025	2026	% Change
# Units Sold	66	74	12.12%
Rate of Ab 3 Mo	1.14	1.33	16.79%
Actives	9	9	0.00%
Under Contracts	15	18	19.05%

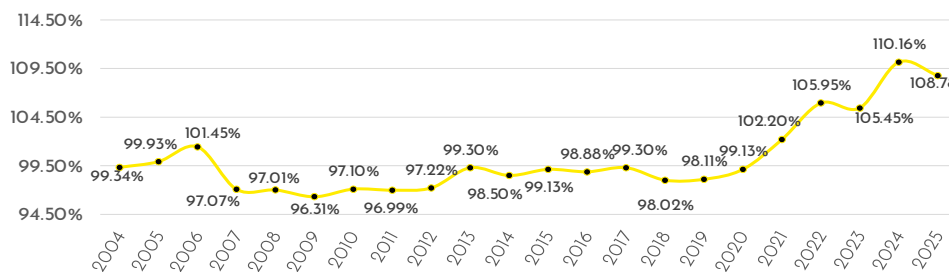
New Providence Yearly Market Trends



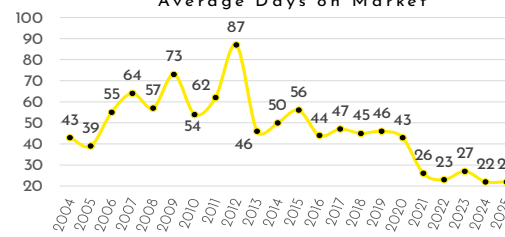
Information compiled from the Garden State Multiple Listing Service. Deemed Reliable but not Guaranteed.

New Providence Yearly Market Trends

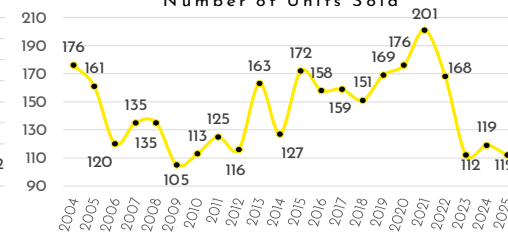
Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold



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Not intended to solicit a property already listed.