

New Providence

August 2026 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assess- ment	SP:AV
1	4A Foley Square	TwnIntUn	3	2.2	8	\$895,000	\$895,000	\$915,000	102.23%	\$342,000	2.68
2	29 Bradford Street	SplitLev	3	2.0	17	\$795,000	\$795,000	\$960,000	120.75%	\$268,600	3.57
3	29 Brier Court	RanchExp	5	3.0	6	\$859,000	\$859,000	\$960,000	111.76%	\$397,200	2.42
4	18 W 5th Street	Colonial	3	2.1	14	\$925,000	\$925,000	\$999,000	108.00%	\$246,000	4.06
5	136 Woodbine Circle	Custom	3	2.1	1	\$999,000	\$999,000	\$999,900	100.09%	\$292,500	3.42
6	37 Holmes Oval	SplitLev	3	2.1	8	\$829,000	\$829,000	\$999,999	120.63%	\$296,100	3.38
7	69 Jones Drive	RanchRas	4	2.1	10	\$1,100,000	\$1,100,000	\$1,208,000	109.82%	\$306,500	3.94
8	197 Woodbine Circle	SplitLev	4	3.0	10	\$1,050,000	\$1,050,000	\$1,225,000	116.67%	\$308,300	3.97
9	167 Mountain Avenue	SplitLev	4	3.1	32	\$1,399,000	\$1,399,000	\$1,350,000	96.50%	\$410,800	3.29
10	232 South Street U3	TwnEndUn	4	3.2	42	\$1,299,000	\$1,299,000	\$1,350,000	103.93%	\$425,800	3.17
11	22 Bromley Court	SplitLev	4	2.1	10	\$1,100,000	\$1,100,000	\$1,356,000	123.27%	\$309,500	4.38
12	42 Sherwood Drive	Custom	4	3.0	28	\$1,299,000	\$1,299,000	\$1,402,000	107.93%	\$303,200	4.62
AVERAGE					16	\$1,045,750	\$1,045,750	\$1,143,742	110.13%		3.57

"Active" Listings in New Providence

Number of Units: 8
Average List Price: \$1,130,113
Average Days on Market: 18

"Under Contract" Listings in New Providence

Number of Units: 15
Average List Price: \$1,078,800
Average Days on Market: 22

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	16					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					\$1,134,829
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					\$1,256,052
SP:LP%	112.38%	102.90%	109.37%	104.92%	110.92%	114.33%	113.29%	110.13%					111.08%
SP to AV	3.92	3.41	3.80	3.22	4.02	3.78	3.37	3.57					3.68
# Units Sold	9	3	5	8	19	18	12	12					86
3 Mo Rate of Ab	0.69	1.58	1.69	2.83	1.06	0.80	0.67	0.66					1.25
Active Listings	4	8	8	13	10	11	11	8					9
Under Contracts	8	11	20	27	24	21	14	15					18

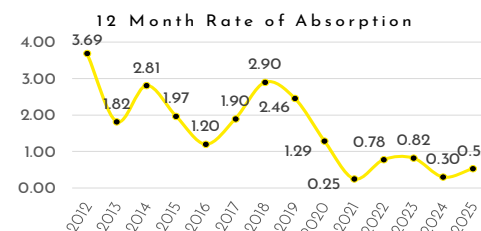
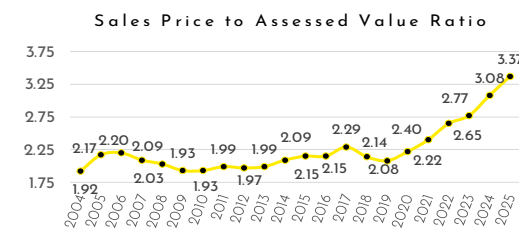
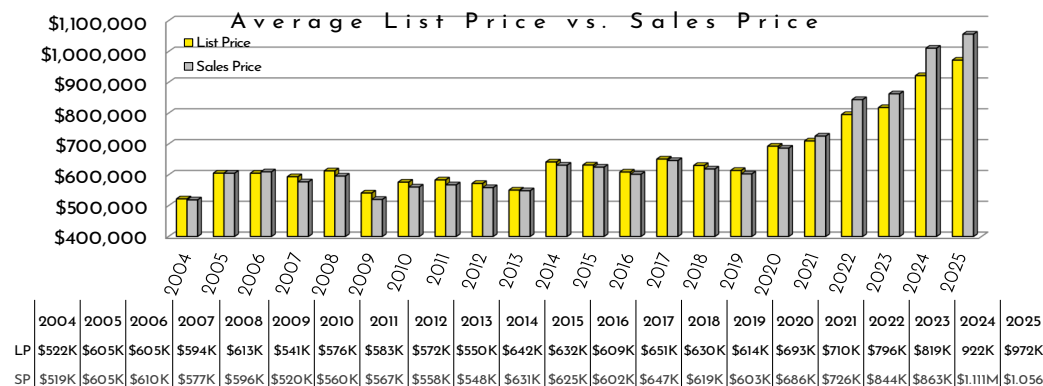
Flashback! YTD 2025 vs YTD 2026

YTD	2025	2026	% Change
DOM	19	19	0.00%
Sales Price	\$1,049,925	\$1,256,052	19.63%
LP:SP	108.98%	111.08%	1.93%
SP:AV	3.41	3.68	7.77%

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YTD	2025	2026	% Change
# Units Sold	79	86	8.86%
Rate of Ab 3 Mo	1.07	1.25	16.18%
Actives	9	9	0.00%
Under Contracts	15	18	19.66%

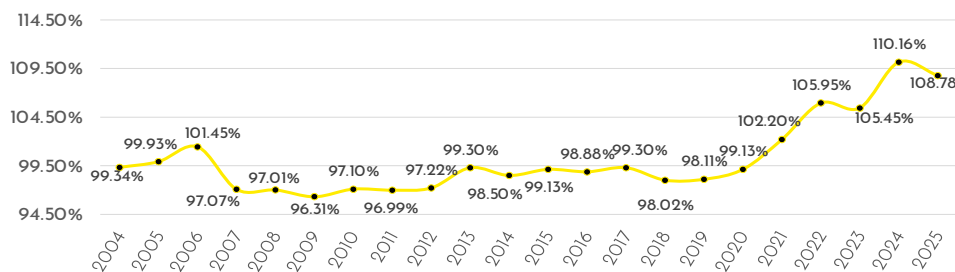
New Providence Yearly Market Trends



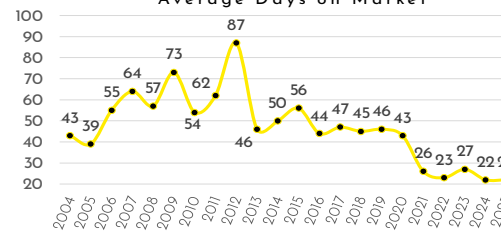
Information compiled from the Garden State Multiple Listing Service. Deemed Reliable but not Guaranteed.

New Providence Yearly Market Trends

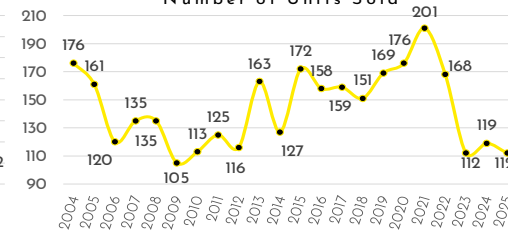
Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold



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Not intended to solicit a property already listed.