New Providence

October 2026 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	116 Fairview Avenue	Colonial	2	1.1	19	$679,000	$679,000	$682,000	100.44%	$195,500	3.49
2	179 Grant Avenue	SplitLev	5	3.0	86	$899,000	$799,000	$743,300	93.03%	$338,600	2.20
3	6 Deerfield Road	Ranch	3	2.1	15	$799,000	$799,000	$799,000	100.00%	$282,900	2.82
4	32 Gordon Place	SplitLev	4	1.2	24	$859,000	$799,000	$805,000	100.75%	$273,600	2.94
5	111 Primrose Drive	Custom	4	2.0	32	$879,000	$879,000	$865,000	98.41%	$263,100	3.29
6	111 Primrose Drive	Custom	5	4.0	19	$1,800,000	$1,800,000	$865,000	48.06%	$263,100	3.29
7	6 Gordon Place	SplitLev	3	2.1	14	$930,000	$930,000	$999,999	107.53%	$264,800	3.78
8	364 South Street	Colonial	4	2.1	11	$999,000	$999,000	$1,119,000	112.01%	$302,700	3.70
9	26 Pittsford Way	CapeCod	4	3.1	8	$1,200,000	$1,200,000	$1,317,000	109.75%	$316,000	4.17
10	14 Holmes Oval	Colonial	5	4.1	9	$1,750,000	$1,750,000	$1,760,000	100.57%	New	
11	94 Oakwood Drive	Custom	4	4.1	15	$1,699,000	$1,699,000	$1,880,856	110.70%	$524,200	3.59
12	19 Slope Drive	Colonial	6	5.1	1	$2,200,000	$2,200,000	$2,200,000	100.00%	New	
	AVERAGE				21	$1,224,417	$1,211,083	$1,169,680	98.44%		3.33

"Active" Listings in New Providence

Number of Units	11
Average List Price	$1,411,364
Average Days on Market	12

"Under Contract" Listings in New Providence

Number of Units	16
Average List Price	$1,260,813
Average Days on Market	12

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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	21			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	$1,211,083			$1,158,909
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	$1,169,680			$1,256,397
SP:LP%	112.38%	102.90%	109.37%	104.92%	110.92%	114.33%	113.29%	110.13%	107.36%	98.44%			109.35%
SP to AV	3.92	3.41	3.80	3.22	4.02	3.78	3.37	3.57	3.63	3.33			3.64
# Units Sold	9	3	5	8	19	18	12	12	9	12			107
3 Mo Rate of Ab	0.69	1.58	1.69	2.83	1.06	0.80	0.67	0.66	0.82	1.00			1.18
Active Listings	4	8	8	13	10	11	11	8	11	11			10
Under Contracts	8	11	20	27	24	21	14	15	17	16			17

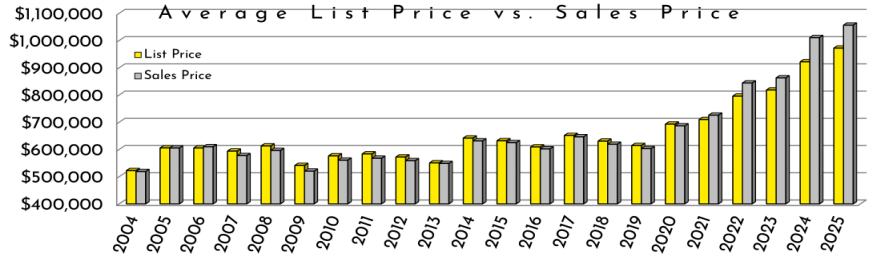
Flashback! YTD 2025 vs YTD 2026

YTD	2025	2026	% Change
DOM	22	19	-15.80%
Sales Price	$1,031,055	$1,256,397	21.86%
LP:SP	108.44%	109.35%	0.84%
SP:AV	3.37	3.64	8.06%

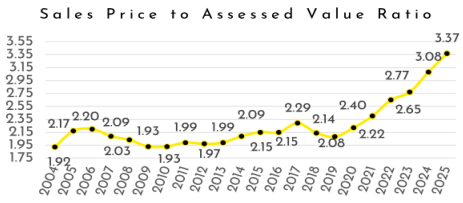
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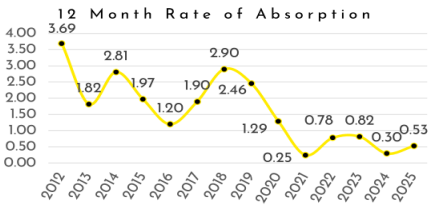
YTD	2025	2026	% Change
# Units Sold	93	107	15.05%
Rate of Ab 3 Mo	1.21	1.18	-2.72%
Actives	11	10	-12.04%
Under Contracts	14	17	20.98%

New Providence Yearly Market Trends



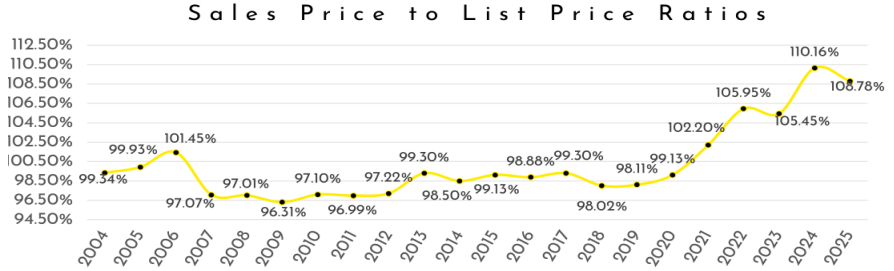
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
LP	$522K	$605K	$605K	$594K	$613K	$541K	$576K	$583K	$572K	$550K	$642K	$632K	$609K	$651K	$630K	$614K	$693K	$710K	$796K	$819K	922K	$972K
SP	$519K	$605K	$610K	$577K	$596K	$520K	$560K	$567K	$558K	$548K	$631K	$625K	$602K	$647K	$619K	$603K	$686K	$726K	$844K	$863K	$1.111M	$1.056

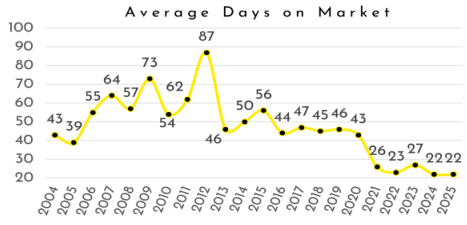


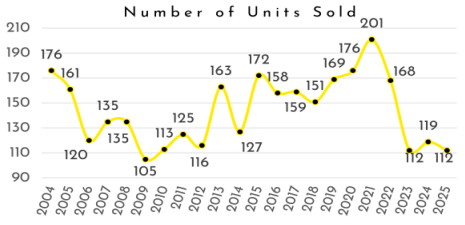


Data only available until 2012

New Providence Yearly Market Trends







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Not intended to solicit a property already listed.