

Livingston

January 2025 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Assessment	SP:AV
1	11 Hawthorne Drive	SplitLev	3	1.2	0	\$680,000	\$680,000	\$680,000	100.00%	\$433,400	1.57
2	31 Pebble Beach Drive	TwnIntUn	2	2.1	12	\$789,000	\$699,000	\$699,000	100.00%	\$599,400	1.17
3	25 Montgomery Road	Custom	5	2.0	7	\$799,000	\$799,000	\$815,000	102.00%	\$559,300	1.46
4	35 Sterling Drive	SplitLev	3	2.1	8	\$775,000	\$775,000	\$875,000	112.90%	\$500,200	1.75
5	15 Fairfax Drive	SplitLev	3	1.1	12	\$750,000	\$750,000	\$875,000	116.67%	\$490,900	1.78
6	8 Spier Drive	Ranch	3	2.0	14	\$825,000	\$825,000	\$965,000	116.97%	\$569,300	1.70
7	15 Edgemere Road	SplitLev	4	2.0	10	\$825,000	\$825,000	\$970,000	117.58%	\$495,300	1.96
8	14 Longview Road	Colonial	3	2.0	11	\$769,000	\$769,000	\$976,000	126.92%	Renovated	
9	18 Yorktown Terrace	Colonial	4	3.1	15	\$1,250,000	\$1,250,000	\$1,200,000	96.00%	\$742,800	1.62
10	15 Charles Street	Colonial	4	3.1	0	\$1,250,000	\$1,250,000	\$1,230,000	98.40%	\$721,400	1.71
11	22 Broadlawn Drive	SplitLev	3	2.2	10	\$1,100,000	\$1,100,000	\$1,325,000	120.45%	\$652,100	2.03
12	39 Laurel Avenue	Colonial	5	4.0	67	\$1,450,000	\$1,411,000	\$1,380,000	97.80%	Renovated	
13	73 Hillside Terrace	Colonial	5	3.1	11	\$1,100,000	\$1,100,000	\$1,400,000	127.27%	Renovated	
14	14 Iroquois Drive	Colonial	4	3.1	14	\$1,400,000	\$1,400,000	\$1,420,000	101.43%	\$1,045,600	1.36
15	14 Millbrook Court	RanchExp	4	3.0	6	\$1,375,000	\$1,375,000	\$1,475,000	107.27%	Renovated	
16	29 Wingate Drive	Colonial	6	5.1	46	\$1,599,000	\$1,599,000	\$1,520,000	95.06%	Renovated	
17	35 Lee Road	Custom	6	5.1	52	\$1,649,900	\$1,599,000	\$1,575,000	98.50%	New	
18	50 Tremont Terrace	Colonial	6	5.1	20	\$2,375,000	\$2,375,000	\$2,370,000	99.79%	New	
19	148 Sycamore Avenue	Contemp	6	5.2	219	\$2,625,000	\$2,650,000	\$2,378,500	89.75%	New	
20	24 Vanderbilt Drive	Contemp	5	6.3	53	\$3,895,000	\$3,895,000	\$3,800,000	97.56%	\$2,200,000	1.73
AVERAGE					29	\$1,364,045	\$1,356,300	\$1,396,425	106.12%		1.65

"Active" Listings in Livingston

Number of Units: 40
Average List Price: \$1,900,542
Average Days on Market: 55

"Under Contract" Listings in Livingston

Number of Units: 38
Average List Price: \$1,484,434
Average Days on Market: 43



Livingston 2025 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	29												29
List Price	\$1,356,300												\$1,356,300
Sales Price	\$1,396,425												\$1,396,425
SP:LP%	106.12%												106.12%
SP to AV	1.65												1.65
# Units Sold	20												20
3 Mo Rate of Ab	1.77												1.77
Active Listings	40												40
Under Contracts	38												38

Flashback! YTD 2024 vs YTD 2025

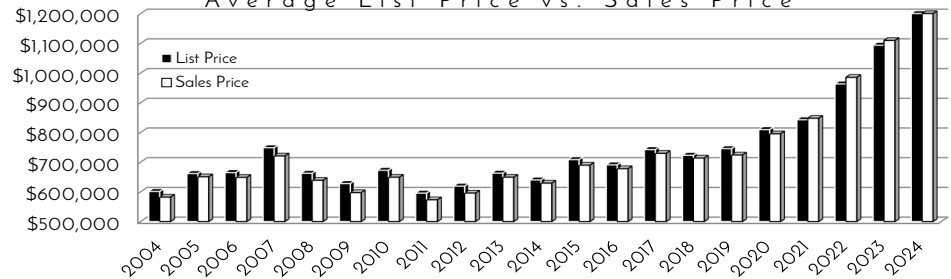
YTD	2024	2025	% Change
DOM	43	29	-31.31%
Sales Price	\$1,268,634	\$1,396,425	10.07%
LP:SP	101.78%	106.12%	4.26%
SP:AV	1.45	1.65	13.97%



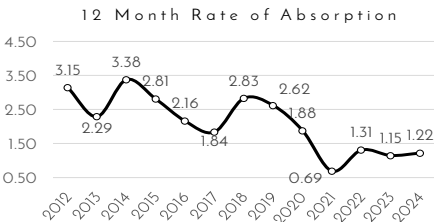
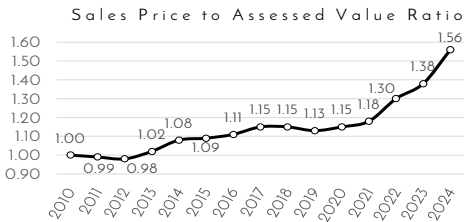
YTD	2024	2025	% Change
# Units Sold	26	20	-23.08%
Rate of Ab 3 Mo	1.70	1.77	4.12%
Actives	38	40	5.26%
Under Contracts	27	38	40.74%

Livingston Yearly Market Trends

Average List Price vs. Sales Price

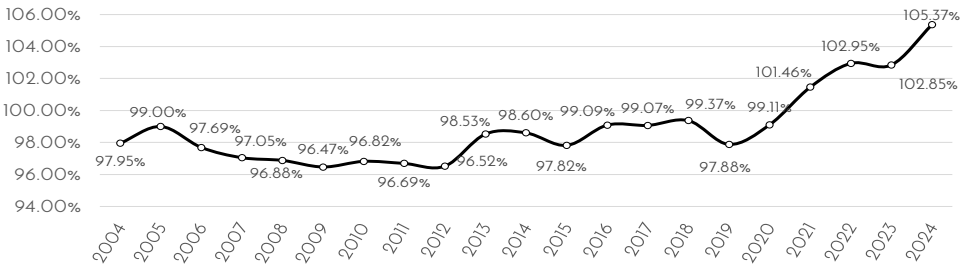


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
LP	\$601K	\$661K	\$665K	\$748K	\$662K	\$628K	\$672K	\$596K	\$619K	\$663K	\$640K	\$615K	\$691K	\$742K	\$723K	\$745K	\$810K	\$843K	\$963K	\$1,094M	\$1,205K
SP	\$582K	\$651K	\$649K	\$721K	\$639K	\$597K	\$649K	\$573K	\$596K	\$649K	\$629K	\$653K	\$678K	\$730K	\$714K	\$724K	\$795K	\$848K	\$985K	\$1,110M	\$1,248M

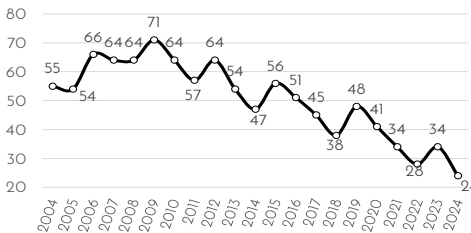


Livingston Yearly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

