

Livingston

February 2025 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Assessment	SP:AV
1	60 W Hobart Gap Road	Colonial	4	2.0	1	\$570,000	\$570,000	\$570,000	100.00%	\$429,100	1.33
2	5313 Pointe Gate Drive	OneFloor	2	2.1	15	\$599,900	\$599,900	\$610,000	101.68%	\$527,300	1.16
3	100 N Livingston Avenue	Colonial	2	1.0	9	\$579,000	\$579,000	\$636,000	109.84%	\$336,300	1.89
4	19 Tilden Court	SplitLev	4	2.1	1	\$750,000	\$750,000	\$750,000	100.00%	\$633,900	1.18
5	22 Tuxedo Drive	SplitLev	3	2.1	1	\$750,000	\$750,000	\$750,000	100.00%	\$604,800	1.24
6	25 Midway Drive	Colonial	3	2.0	8	\$689,000	\$689,000	\$775,000	112.48%	\$426,700	1.82
7	8 Montgomery Road	CapeCod	2	1.0	1	\$585,000	\$585,000	\$795,000	135.90%	\$530,900	1.50
8	79 Palmer Drive	Bi-Level,	3	2.1	70	\$799,000	\$799,000	\$800,000	100.13%	\$500,400	1.60
9	27 Haralson Court	TwnIntUn	4	3.1	17	\$868,000	\$868,000	\$873,000	100.58%	\$603,100	1.45
10	81 Ridge Drive	SplitLev	3	2.1	1	\$905,000	\$905,000	\$905,000	100.00%	\$630,500	1.44
11	53 Rockledge Drive	Colonial	4	2.1	1	\$975,000	\$975,000	\$975,000	100.00%	\$798,300	1.22
12	2 Cyprus	TwnEndUn	3	3.1	82	\$1,050,000	\$1,050,000	\$990,000	94.29%	\$771,400	1.28
13	12 Browning Drive	SplitLev	4	2.0	7	\$895,000	\$895,000	\$999,999	111.73%	\$584,100	1.71
14	75 Falcon Road	SplitLev	4	3.0	20	\$999,900	\$999,900	\$1,050,000	105.01%	\$622,700	1.69
15	25 Hillside Avenue	Colonial	6	5.1	17	\$1,425,000	\$1,425,000	\$1,425,000	100.00%	New	
16	185 E Northfield Road	Colonial	5	5.1	34	\$1,649,000	\$1,649,000	\$1,590,000	96.42%	Renovated	
17	18 Stoneham Drive	Custom	4	3.1	9	\$1,685,000	\$1,685,000	\$1,825,000	108.31%	\$941,500	1.94
18	68 W Cedar Street	Colonial	6	5.1	9	\$1,825,000	\$1,825,000	\$1,840,000	100.82%	New	
19	54 Crescent Road	Colonial	6	4.1	7	\$1,795,000	\$1,795,000	\$1,870,000	104.18%	New	
20	32 Hillside Terrace	Colonial	6	5.1	5	\$1,970,000	\$1,970,000	\$1,970,000	100.00%	New	
21	5 Terry Terrace	Custom	6	5.1	120	\$2,250,000	\$2,250,000	\$2,050,000	91.11%	New	
22	16 Browning Drive	Colonial	5	5.0	10	\$2,150,000	\$2,150,000	\$2,200,000	102.33%	New	
23	15 Devonshire Road	Ranch	4	4.0	2	\$2,585,000	\$2,585,000	\$2,585,000	100.00%	\$973,500	2.66
AVERAGE					19	\$1,232,557	\$1,232,557	\$1,253,652	103.25%		1.57

"Active" Listings in Livingston

Number of Units: 45
 Average List Price: \$2,048,904
 Average Days on Market: 59

"Under Contract" Listings in Livingston

Number of Units: 47
 Average List Price: \$1,387,949
 Average Days on Market: 38



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	19											24
List Price	\$1,356,300	\$1,232,557											\$1,290,112
Sales Price	\$1,396,425	\$1,253,652											\$1,320,058
SP:LP%	106.12%	103.25%											104.58%
SP to AV	1.65	1.57											1.60
# Units Sold	20	23											43
3 Mo Rate of Ab	1.77	2.12											1.95
Active Listings	40	45											43
Under Contracts	38	47											43

Flashback! YTD 2024 vs YTD 2025

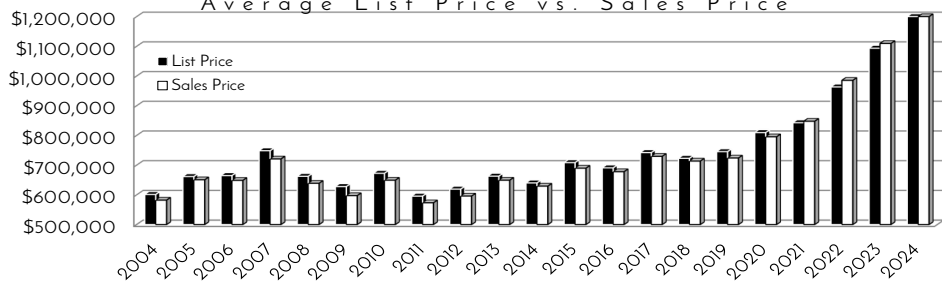
YTD	2024	2025	% Change
DOM	47	24	-48.65%
Sales Price	\$1,299,842	\$1,320,058	1.56%
LP:SP	100.56%	104.58%	4.00%
SP:AV	1.42	1.60	13.07%



YTD	2024	2025	% Change
# Units Sold	35	43	22.86%
Rate of Ab 3 Mo	2.06	1.95	-5.35%
Actives	41	43	3.66%
Under Contracts	33	43	30.77%

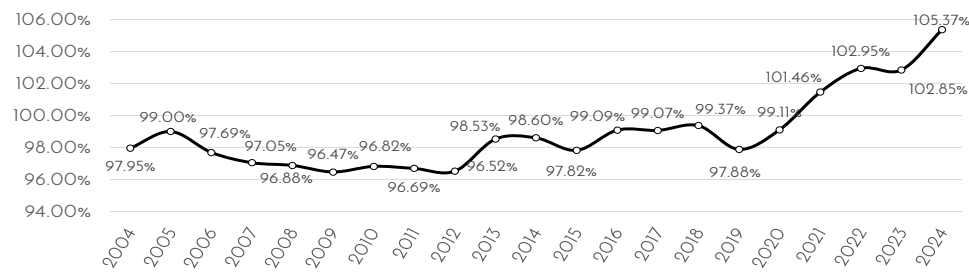
Livingston Yearly Market Trends

Average List Price vs. Sales Price

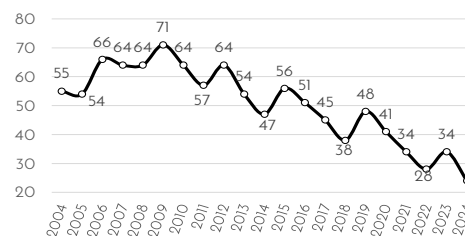


Livingston Yearly Market Trends

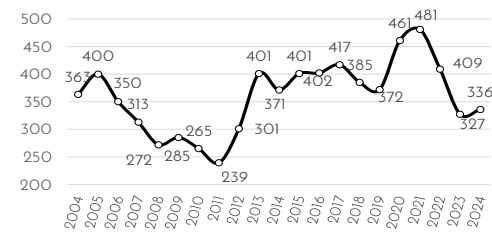
Sales Price to List Price Ratios



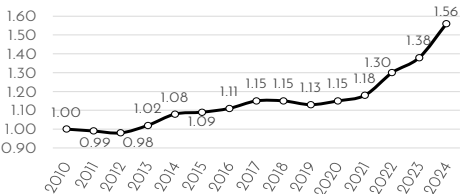
Average Days on Market



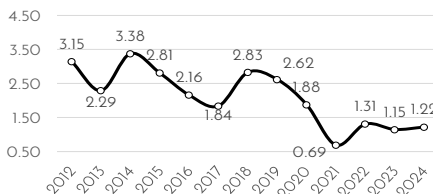
Number of Units Sold



Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



2009 Tax Re-Evaluation
Information compiled from the Garden State Multiple Listing Service. Deemed Reliable but not Guaranteed.

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Not intended to solicit a property already listed.