

# Livingston

## April 2025 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Assessment	SP:AV
1	1309 Town Center Way	OneFloor	2	2.1	93	\$599,000	\$575,000	\$550,000	95.65%	\$610,200	0.90
2	31 Laurel Avenue	Colonial	3	1.1	1	\$645,000	\$645,000	\$645,000	100.00%	\$422,600	1.53
3	29 Laurel Avenue	Colonial	3	1.1	10	\$725,000	\$725,000	\$765,000	105.52%	\$424,200	1.80
4	21 Lexington Drive	Colonial	4	1.1	1	\$790,000	\$790,000	\$790,000	100.00%	\$461,300	1.71
5	43 S Mitchell Avenue	Tudor	2	1.0	10	\$649,000	\$649,000	\$803,000	123.73%	\$416,800	1.93
6	33 Ambrosia Court	TwndEndUn	3	2.1	142	\$825,000	\$825,000	\$812,000	98.42%	\$577,800	1.41
7	107 Crown Court	TwndIntUn	3	2.1	23	\$785,000	\$785,000	\$825,000	105.10%	\$536,000	1.54
8	95 Winged Foot Drive	TwndIntUn	2	3.1	34	\$849,000	\$849,000	\$835,000	98.35%	\$637,800	1.31
9	9 Tower Road	Ranch	4	2.0	16	\$789,000	\$789,000	\$870,500	110.33%	\$513,400	1.70
10	107 Sycamore Avenue	SplitLev	4	3.0	16	\$799,000	\$799,000	\$915,000	114.52%	\$471,800	1.94
11	11 Rale Terrace	SplitLev	3	2.1	6	\$899,000	\$899,000	\$955,000	106.23%	\$592,800	1.61
12	70 Glendale Avenue	RanchExp	4	2.0	14	\$925,000	\$925,000	\$1,025,114	110.82%	\$608,100	1.69
13	83 Belmont Drive	SplitLev	4	3.0	3	\$899,000	\$899,000	\$1,100,000	122.36%	\$699,600	1.57
14	24 Cedar Gate Drive	TwndEndUn	3	3.1	8	\$1,050,000	\$1,050,000	\$1,100,000	104.76%	\$739,800	1.49
15	8 Marberne Terrace	SplitLev	3	3.0	1	\$1,198,000	\$1,198,000	\$1,220,000	101.84%	\$694,300	1.76
16	39 Billingsley Drive	SplitLev	4	2.0	4	\$1,000,000	\$1,000,000	\$1,225,000	122.50%	\$626,300	1.96
17	20 Baker Road	CapeCod	4	2.0	14	\$899,000	\$899,000	\$1,255,000	139.60%	\$632,700	1.98
18	49 Eastbrook Terrace	SplitLev	4	3.1	1	\$1,175,000	\$1,175,000	\$1,415,000	120.43%	Renovated	
19	35 Hillside Avenue	Colonial	5	4.0	39	\$1,449,000	\$1,449,000	\$1,469,000	101.38%	\$985,200	1.49
20	31 Aspen Drive	Contemp	5	4.1	1	\$1,500,000	\$1,500,000	\$1,500,000	100.00%	\$823,300	1.82



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21	48 Burnet Hill Road	RanchExp	4	3.1	7	\$1,200,000	\$1,200,000	\$1,611,950	134.33%	Renovated	
22	7 Penwood Road	Custom	4	3.1	14	\$1,500,000	\$1,500,000	\$1,633,747	108.92%	\$806,000	2.03
23	19 Penwood Road	SplitLev	5	4.1	1	\$1,650,000	\$1,650,000	\$1,650,000	100.00%	\$910,100	1.81
24	14 Harding Place	Colonial	4	3.1	8	\$1,449,000	\$1,449,000	\$1,650,000	113.87%	Renovated	
25	31 Rumson Road	SplitLev	4	2.1	9	\$1,575,000	\$1,575,000	\$1,660,000	105.40%	\$803,800	2.07
26	4 Melrose Drive	Colonial	6	5.1	81	\$1,800,000	\$1,800,000	\$1,800,000	100.00%	New	
27	80 Irving Avenue	Colonial	5	5.1	5	\$1,800,000	\$1,800,000	\$1,800,000	100.00%	NEw	
28	32 Winchester Road	Colonial	7	5.1	60	\$1,799,000	\$1,799,000	\$1,821,000	101.22%	New	
29	17 Ashwood Drive	Colonial	6	5.0	9	\$1,849,000	\$1,849,000	\$1,849,000	100.00%	New	
30	38 Crescent Road	Colonial	6	5.1	84	\$1,849,000	\$1,849,000	\$1,850,000	100.05%	New	
31	110 E Cedar Street	Colonial	6	5.1	56	\$2,199,000	\$2,199,000	\$2,156,000	98.04%	New	
32	25 Broadlawn Drive	Colonial	7	6.1	420	\$1,900,000	\$2,200,000	\$2,200,000	100.00%	New	
33	16 Grasmere Court	Custom	6	7.4	112	\$3,695,000	\$3,695,000	\$3,300,000	89.31%	\$3,400,000	0.97
AVERAGE					39	\$1,294,364	\$1,302,727	\$1,365,343	107.05%		1.65

### "Active" Listings in Livingston

Number of Units: 50  
Average List Price: \$1,888,951  
Average Days on Market: 50

### "Under Contract" Listings in Livingston

Number of Units: 63  
Average List Price: \$1,306,813  
Average Days on Market: 18



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	34	39									31
List Price	\$1,356,300	\$1,232,557	\$1,425,568	\$1,302,727									\$1,321,585
Sales Price	\$1,396,425	\$1,253,652	\$1,449,053	\$1,365,343									\$1,361,587
SP:LP%	106.12%	103.25%	103.77%	107.05%									105.28%
SP to AV	1.65	1.57	1.72	1.65									1.64
# Units Sold	20	23	19	33									95
3 Mo Rate of Ab	1.77	2.12	1.92	1.82									1.91
Active Listings	40	45	43	50									45
Under Contracts	38	47	59	63									52

Flashback! YTD 2024 vs YTD 2025

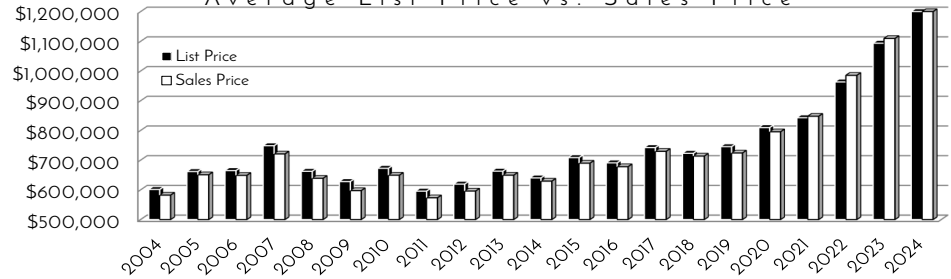
YTD	2024	2025	% Change
DOM	36	31	-11.68%
Sales Price	\$1,272,780	\$1,361,587	6.98%
LP:SP	103.12%	105.28%	2.09%
SP:AV	1.47	1.64	11.90%



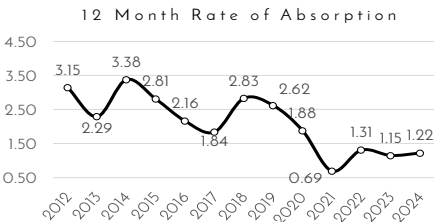
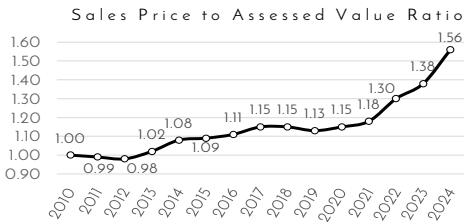
YTD	2024	2025	% Change
# Units Sold	74	95	28.38%
Rate of Ab 3 Mo	2.47	1.91	-22.85%
Actives	41	45	7.88%
Under Contracts	45	52	15.00%

Livingston Yearly Market Trends

Average List Price vs. Sales Price

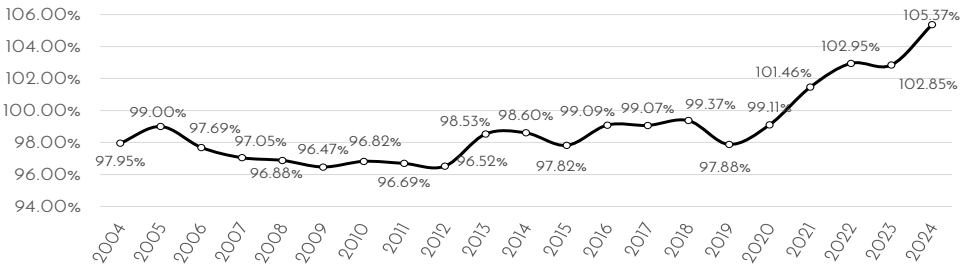


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
LP	\$601K	\$661K	\$665K	\$748K	\$662K	\$628K	\$672K	\$596K	\$619K	\$663K	\$640K	\$615K	\$691K	\$742K	\$723K	\$745K	\$810K	\$843K	\$963K	\$1,094M	\$1,205K
SP	\$582K	\$651K	\$649K	\$721K	\$639K	\$597K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

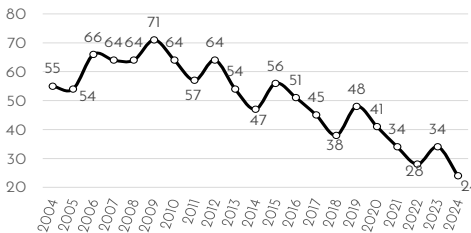


Livingston Yearly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

