

Livingston

August 2025 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Assessment	SP:AV
1	3104 Pointe Gate Drive B3	OneFloor	2	2.0	239	\$459,900	\$409,900	\$409,900	100.00%	\$349,100	1.17
2	1107 Pointe Gate Drive B1	OneFloor	2	2.1	101	\$550,000	\$550,000	\$540,000	98.18%	\$520,600	1.04
3	74 W Hobart Gap Road	CapeCod	2	1.0	73	\$619,000	\$599,000	\$565,000	94.32%	\$301,000	1.88
4	15 N Ashby Avenue	Colonial	3	1.1	14	\$639,000	\$639,000	\$640,000	100.16%	\$392,100	1.63
5	1104 Pointe Gate Drive	OneFloor	2	2.1	69	\$675,000	\$649,000	\$644,000	99.23%	\$558,300	1.15
6	63 Hillside Avenue	SplitLev	3	1.1	23	\$825,000	\$749,000	\$650,000	86.78%	\$453,000	1.43
7	55 Burnet Street	Colonial	3	1.1	13	\$799,000	\$799,000	\$750,000	93.87%	\$448,800	1.67
8	33 Lee Road	Custom	3	3.0	15	\$735,000	\$735,000	\$750,000	102.04%	\$426,000	1.76
9	6 Cliffside Drive	Ranch	3	1.1	1	\$750,000	\$750,000	\$750,000	100.00%	\$666,600	1.13
10	903 Regal Boulevard	TwnIntUn	2	2.1	17	\$725,000	\$725,000	\$775,000	106.90%	\$511,300	1.52
11	26 Haralson Court	TwnIntUn	4	3.1	18	\$865,000	\$865,000	\$850,000	98.27%	\$587,800	1.45
12	29 Spier Drive	SplitLev	3	2.0	9	\$849,000	\$849,000	\$851,000	100.24%	\$514,000	1.66
13	43 Amherst Place	Colonial	4	2.0	13	\$789,000	\$789,000	\$865,000	109.63%	\$472,200	1.83
14	16 McCall Avenue	TwnEndUn	3	2.2	15	\$825,000	\$825,000	\$870,000	105.45%	\$571,500	1.52
15	8 Berkeley Terrace	SplitLev	3	2.1	21	\$925,000	\$925,000	\$890,000	96.22%	\$513,700	1.73
16	4 Dorrien Road	SplitLev	3	2.1	7	\$799,000	\$799,000	\$931,000	116.52%	\$632,100	1.47
17	5 Stoney Hill Place	SplitLev	4	3.0	14	\$899,000	\$899,000	\$985,000	109.57%	\$551,400	1.79
18	39 Prospect Road	SplitLev	3	3.0	22	\$959,000	\$959,000	\$999,999	104.28%	\$617,700	1.62
19	19 Trombley Drive	Colonial	4	2.1	14	\$999,000	\$999,000	\$1,050,000	105.11%	\$533,400	1.97
20	54 W Hobart Gap Road	Colonial	1	0.0	17	\$749,000	\$749,000	\$1,080,000	144.19%	\$402,400	2.68



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21	24 Brookside Place	SplitLev	3	2.0	22	\$950,000	\$950,000	\$1,150,000	121.05%	\$616,400	1.87
22	41 N Baums Court	SplitLev	4	2.1	54	\$1,200,000	\$1,200,000	\$1,270,000	105.83%	\$681,100	1.86
23	12 Borden Place	Colonial	3	2.1	3	\$1,250,000	\$1,250,000	\$1,325,000	106.00%	\$749,400	1.77
24	12 Broadlawn Drive	SplitLev	4	3.1	8	\$1,150,000	\$1,150,000	\$1,389,900	120.86%	\$606,200	2.29
25	43 Rumson Road	RanchRas	4	3.1	1	\$1,375,000	\$1,375,000	\$1,400,000	101.82%	\$673,200	2.08
26	27 Cornell Drive	Ranch	4	3.0	16	\$1,488,000	\$1,488,000	\$1,500,000	100.81%	\$817,500	1.83
27	25 Morningside Drive	Colonial	4	3.1	64	\$1,650,000	\$1,650,000	\$1,535,000	93.03%	\$918,000	1.67
28	44 N Ashby Avenue	Colonial	6	5.0	60	\$1,699,000	\$1,675,000	\$1,610,000	96.12%	New	
29	42 Tremont Terrace	Colonial	4	2.1	10	\$1,500,000	\$1,500,000	\$1,657,000	110.47%	\$793,700	2.09
30	7 Maplewood Drive	Colonial	6	5.0	14	\$1,749,000	\$1,749,000	\$1,700,000	97.20%	New	
31	68 Irving Avenue	Colonial	6	5.1	11	\$1,649,000	\$1,649,000	\$1,730,000	104.91%	New	
32	26 Shadowlawn Drive	SplitLev	4	3.0	3	\$1,550,000	\$1,550,000	\$1,750,000	112.90%	\$970,000	1.80
33	86 W Northfield Road	Colonial	5	5.1	15	\$1,600,000	\$1,600,000	\$1,755,000	109.69%	\$1,053,400	1.67
34	15 Brookside Place	Colonial	6	5.0	5	\$1,799,000	\$1,799,000	\$1,799,000	100.00%	New	
35	106 Fellswood Drive	Colonial	6	5.1	117	\$1,799,000	\$1,849,000	\$1,825,000	98.70%	New	
36	17 Rumson Road	SplitLev	5	4.1	1	\$1,825,000	\$1,825,000	\$1,825,000	100.00%	\$1,012,300	1.80
37	26 Shrewsbury Drive	Colonial	6	5.1	77	\$2,099,000	\$2,099,000	\$1,830,000	87.18%	New	
38	7 Boulderwood Drive	Colonial	6	5.1	155	\$1,845,000	\$1,875,000	\$1,850,000	98.67%	New	
39	125 Hillside Avenue	Colonial	6	5.1	23	\$1,899,000	\$1,899,000	\$1,899,000	100.00%	New	
40	24 Stratford Drive	Colonial	4	3.1	65	\$1,890,000	\$1,890,000	\$2,250,000	119.05%	Renovated	



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41	40 Bear Brook Lane	Colonial	6	5.2	98	\$2,399,000	\$2,299,000	\$2,300,000	100.04%	New	
42	82 Martin Road	Colonial	6	6.1	1	\$2,400,000	\$2,400,000	\$2,400,000	100.00%	New	
43	15 Rainbow Ridge Drive	Contemp	5	5.1	1	\$2,500,000	\$2,500,000	\$2,475,000	99.00%	\$1,200,000	2.06
44	26 Coventry Road	Colonial	6	7.1	58	\$3,200,000	\$3,200,000	\$3,020,000	94.38%	\$1,611,100	1.87
45	10 Michelle Lane	Custom	6	6.1	3	\$3,575,000	\$3,575,000	\$3,300,000	92.31%	\$2,011,600	1.64
AVERAGE					36	\$1,366,109	\$1,361,309	\$1,386,462	103.13%		1.72

"Active" Listings in Livingston

Number of Units: 50
Average List Price: \$1,856,234
Average Days on Market: 61

"Under Contract" Listings in Livingston

Number of Units: 41
Average List Price: \$1,385,217
Average Days on Market: 31



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	14	18	21	36					26
List Price	\$1,356,300	\$1,232,557	\$1,425,568	\$1,302,727	\$1,115,456	\$1,330,994	\$1,317,568	\$1,361,309					\$1,302,691
Sales Price	\$1,396,425	\$1,253,652	\$1,449,053	\$1,365,343	\$1,202,780	\$1,411,370	\$1,388,244	\$1,386,462					\$1,356,729
SP:LP%	106.12%	103.25%	103.77%	107.05%	109.02%	108.02%	107.50%	103.13%					106.11%
SP to AV	1.65	1.57	1.72	1.65	1.74	1.80	1.74	1.72					1.71
# Units Sold	20	23	19	33	32	33	42	45					247
3 Mo Rate of Ab	1.77	2.12	1.92	1.82	2.00	1.57	1.59	1.16					1.74
Active Listings	40	45	43	50	50	53	48	50					47
Under Contracts	38	47	59	63	61	65	60	41					54

Flashback! YTD 2024 vs YTD 2025

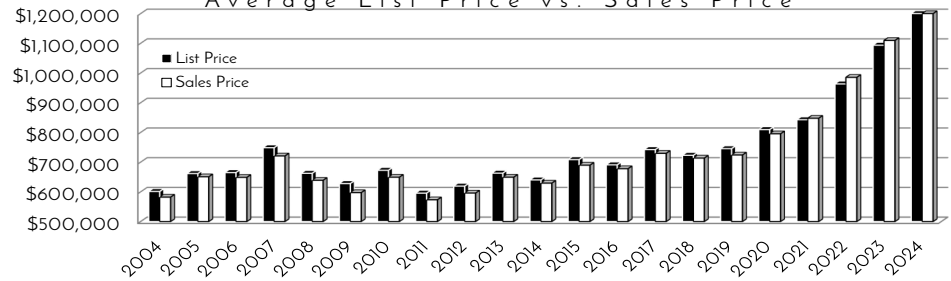
YTD	2024	2025	% Change
DOM	26	26	0.00%
Sales Price	\$1,233,317	\$1,356,729	10.01%
LP:SP	105.99%	106.11%	0.12%
SP:AV	1.55	1.71	10.49%



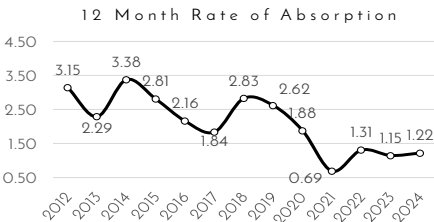
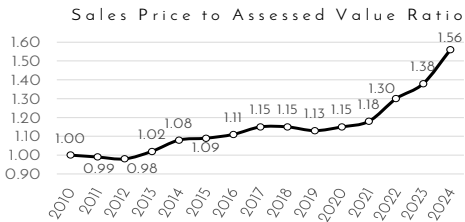
YTD	2024	2025	% Change
# Units Sold	224	247	10.27%
Rate of Ab 3 Mo	1.99	1.74	-12.21%
Actives	42	47	12.13%
Under Contracts	54	54	1.40%

Livingston Yearly Market Trends

Average List Price vs. Sales Price



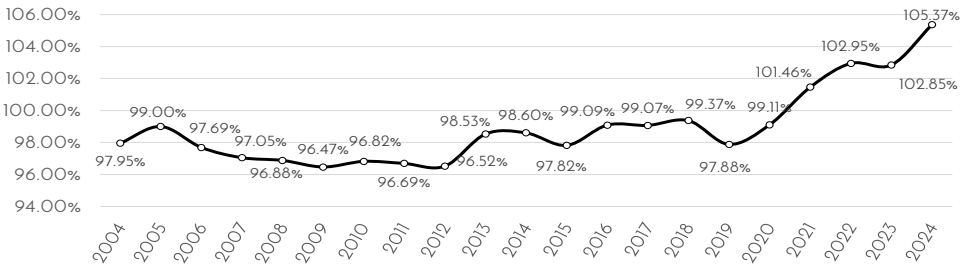
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
LP	\$601K	\$661K	\$665K	\$748K	\$662K	\$628K	\$672K	\$596K	\$619K	\$663K	\$640K	\$615K	\$691K	\$742K	\$723K	\$745K	\$810K	\$843K	\$963K	\$1,094M	\$1,205K
SP	\$582K	\$651K	\$649K	\$721K	\$639K	\$597K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



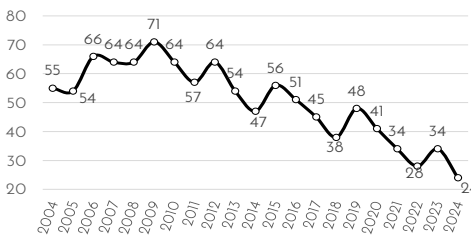
2009 Tax Re-Evaluation
Information compiled from the Garden State Multiple Listing Service. Deemed Reliable but not Guaranteed.

Livingston Yearly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

