

Livingston

September 2025 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Assessment	SP:AV
1	701 Regal Boulevard	MultiFlr	2	2.0	13	\$650,000	\$650,000	\$700,000	107.69%	\$465,000	1.51
2	3 Country Club Road	RanchExp	4	3.0	13	\$699,000	\$699,000	\$705,000	100.86%	\$446,700	1.58
3	34 Mount Pleasant Parkway	CapeCod	3	2.0	8	\$725,000	\$725,000	\$725,000	100.00%	\$486,200	1.49
4	3 N Ridge Road	SplitLev	3	1.1	8	\$699,000	\$699,000	\$755,000	108.01%	\$433,000	1.74
5	147 W Northfield Road	CapeCod	3	3.0	14	\$799,100	\$799,100	\$775,000	96.98%	\$463,300	1.67
6	2 Ambrosia Court	TwndEndUn	3	2.2	1	\$799,000	\$799,000	\$787,000	98.50%	\$572,600	1.37
7	9 Wardell Road	Colonial	4	2.0	50	\$865,000	\$799,000	\$790,000	98.87%	\$466,900	1.69
8	14 Crossbrook Road	Colonial	4	4.0	14	\$825,000	\$825,000	\$810,000	98.18%	\$609,500	1.33
9	16 S Cedar Parkway	Colonial	4	2.0	6	\$769,000	\$769,000	\$816,000	106.11%	\$478,900	1.70
10	315 Kensington Lane	TwndEndUn	3	2.1	32	\$865,000	\$865,000	\$870,000	100.58%	\$520,700	1.67
11	101 Laurel Avenue	SplitLev	4	2.1	140	\$925,000	\$925,000	\$940,000	101.62%	\$615,000	1.53
12	1 Hillary Court	Colonial	4	2.1	35	\$1,250,000	\$1,195,000	\$1,150,000	96.23%	\$694,900	1.65
13	8 Manor Road	SplitLev	4	2.1	12	\$950,000	\$950,000	\$1,153,000	121.37%	\$576,800	2.00
14	52 Collinwood Avenue	Colonial	4	3.1	4	\$1,176,000	\$1,250,000	\$1,176,000	94.08%	Renovated	
15	113 Beaufort Avenue	Custom	4	3.1	11	\$899,000	\$899,000	\$1,200,000	133.48%	\$614,000	1.95
16	16 Elmwood Drive	Colonial	5	3.0	43	\$1,165,000	\$1,165,000	\$1,240,000	106.44%	\$579,000	2.14
17	13 Birchwood Drive	SplitLev	4	3.1	12	\$1,200,000	\$1,200,000	\$1,335,000	111.25%	\$646,800	2.06
18	39 Beverly Road	Colonial	5	4.0	37	\$1,500,000	\$1,500,000	\$1,500,000	100.00%	New	
19	369 Walnut Street	Colonial	6	5.1	143	\$1,688,888	\$1,499,999	\$1,550,000	103.33%	\$980,500	1.58
20	68 Shrewsbury Drive	Ranch	4	3.1	12	\$1,468,000	\$1,468,000	\$1,650,000	112.40%	\$766,200	2.15
21	53 Brookside Avenue	Colonial	6	5.0	15	\$1,825,000	\$1,825,000	\$1,835,000	100.55%	New	
22	6 Melrose Drive	Contemp	6	5.0	7	\$1,999,999	\$1,999,999	\$2,100,000	105.00%	New	
23	22 Ross Road	Custom	7	4.2	55	\$3,250,000	\$2,950,000	\$2,240,000	75.93%	\$1,681,700	1.33
24	4 Creighton Drive	RanchExp	5	4.1	9	\$2,050,000	\$2,050,000	\$2,300,000	112.20%	\$1,160,000	1.98
AVERAGE					29	\$1,210,083	\$1,187,754	\$1,212,583	103.74%		1.71

"Active" Listings in Livingston

Number of Units: 55
Average List Price: \$1,914,212
Average Days on Market: 58

"Under Contract" Listings in Livingston

Number of Units: 44
Average List Price: \$1,366,581
Average Days on Market: 33



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	29				27
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	\$1,187,754				\$1,292,512
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	\$1,212,583				\$1,343,963
SP:LP%	106.12%	103.25%	103.77%	107.05%	109.02%	108.02%	107.50%	103.13%	103.74%				105.90%
SP to AV	1.65	1.57	1.72	1.65	1.74	1.80	1.74	1.72	1.71				1.71
# Units Sold	20	23	19	33	32	33	42	45	24				271
3 Mo Rate of Ab	1.77	2.12	1.92	1.82	2.00	1.57	1.59	1.16	1.50				1.72
Active Listings	40	45	43	50	50	53	48	50	55				48
Under Contracts	38	47	59	63	61	65	60	41	44				53

Flashback! YTD 2024 vs YTD 2025

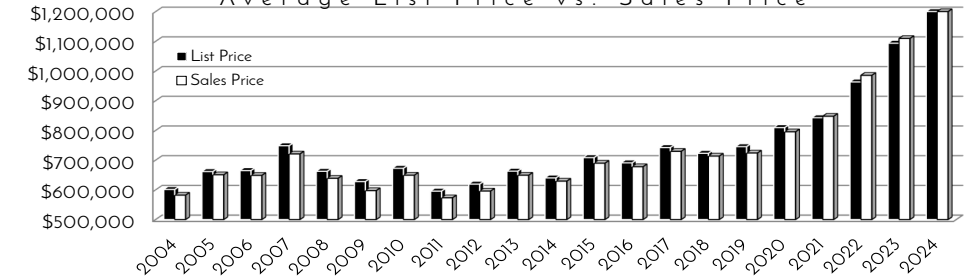
YTD	2024	2025	% Change
DOM	25	27	8.12%
Sales Price	\$1,241,236	\$1,343,963	8.28%
LP:SP	105.87%	105.90%	0.03%
SP:AV	1.56	1.71	9.67%



YTD	2024	2025	% Change
# Units Sold	254	271	6.69%
Rate of Ab 3 Mo	1.91	1.72	-10.28%
Actives	43	48	12.14%
Under Contracts	52	53	1.49%

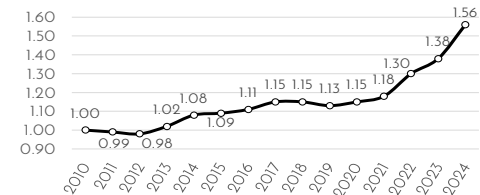
Livingston Yearly Market Trends

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

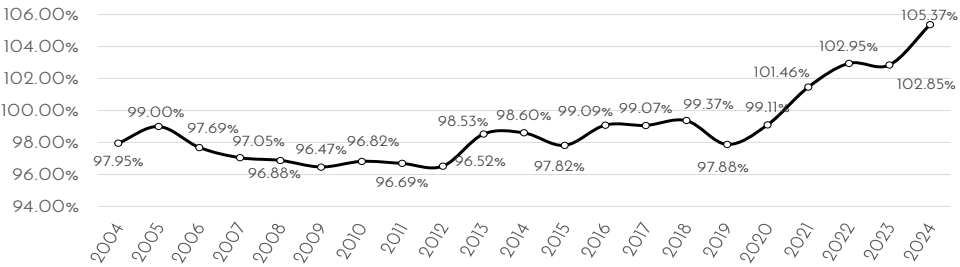
Sales Price to Assessed Value Ratio



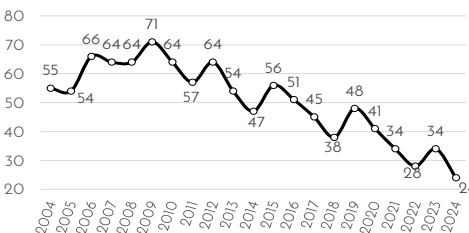
2009 Tax Re-Evaluation
Information compiled from the Garden State Multiple Listing Service. Deemed Reliable but not Guaranteed.

Livingston Yearly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

