

Livingston

October 2025 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Assessment	SP:AV
1	1304 Pointe Gate Drive	OneFloor	2	2.1	61	\$579,900	\$579,900	\$635,000	109.50%	\$558,300	1.14
2	55 Amherst Place	Colonial	2	1.1	48	\$699,000	\$680,000	\$670,000	98.53%	\$410,900	1.63
3	13 E Harrison Place	CapeCod	3	2.0	30	\$599,000	\$599,000	\$685,000	114.36%	\$449,800	1.52
4	40 Charles Street	SplitLev,	3	2.0	24	\$835,000	\$835,000	\$825,000	98.80%	\$491,700	1.68
5	41 W McClellan Avenue	SplitLev	3	2.0	13	\$699,000	\$699,000	\$880,000	125.89%	\$423,000	2.08
6	7 Taft Court	SplitLev	3	2.0	1	\$789,000	\$789,000	\$900,000	114.07%	\$560,500	1.61
7	32 Gala Court	TwnEndUn	3	3.1	20	\$929,000	\$929,000	\$901,000	96.99%	\$623,200	1.45
8	17 Cliffside Drive	Ranch	3	3.0	1	\$950,000	\$950,000	\$950,000	100.00%	\$628,700	1.51
9	10 Rale Terrace	SplitLev	3	2.1	112	\$875,000	\$875,000	\$958,800	109.58%	\$621,400	1.54
10	10 Berkeley Terrace	Bi-Level	4	3.0	9	\$999,900	\$999,900	\$1,070,000	107.01%	\$547,700	1.95
11	13 Oxford Drive	Ranch	4	2.1	7	\$999,000	\$999,000	\$1,085,000	108.61%	\$593,500	1.83
12	79 Palmer Drive	Custom	4	3.0	69	\$1,100,000	\$1,100,000	\$1,090,000	99.09%	Renovated	
13	64 W Cedar Street	SplitLev	4	2.1	12	\$990,000	\$990,000	\$1,100,000	111.11%	Renovated	
14	96 Belmont Drive	Custom	4	2.1	34	\$1,050,000	\$1,150,000	\$1,125,000	97.83%	\$733,300	1.53
15	9 Cliffside Drive	RanchExp	4	3.1	30	\$1,475,000	\$1,375,000	\$1,250,000	90.91%	\$720,600	1.73
16	11 Homestead Terrace	Ranch	4	3.1	0	\$1,150,000	\$1,150,000	\$1,300,000	113.04%	\$824,700	1.58
17	36 Longacre Drive	Custom	4	2.0	13	\$999,000	\$999,000	\$1,325,000	132.63%	Renovated	
18	5 Torrence Drive	Colonial	5	2.2	10	\$1,389,000	\$1,389,000	\$1,340,000	96.47%	\$735,900	1.82
19	6 Browning Drive	Colonial	4	3.1	16	\$1,380,000	\$1,380,000	\$1,407,500	101.99%	\$824,400	1.71
20	3 Troy Drive	Colonial	4	3.1	40	\$1,450,000	\$1,395,000	\$1,420,000	101.79%	\$797,600	1.78
21	281 N Livingston Avenue	Colonial	5	3.1	62	\$1,599,999	\$1,599,999	\$1,525,000	95.31%	New	
22	22 Symington Avenue	Custom	5	3.1	15	\$1,698,000	\$1,698,000	\$1,700,000	100.12%	\$990,900	1.72
23	45 Virginia Avenue	Colonial	5	5.1	8	\$1,600,000	\$1,600,000	\$1,725,000	107.81%	\$1,199,200	1.44
24	51 Burnet Street	Colonial	6	5.0	47	\$1,780,000	\$1,780,000	\$1,750,000	98.31%	New	
25	88 Irving Avenue	Colonial	6	5.1	12	\$1,999,000	\$1,999,000 [®]	\$1,780,000	89.04%	New	

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26	14 Post Lane	Custom	5	5.1	24	\$1,999,999	\$1,999,999	\$1,800,000	90.00%	\$1,255,800	1.43
27	14 Tower Road	Colonial	5	5.1	63	\$1,850,000	\$1,850,000	\$1,830,000	98.92%	New	
28	76 N Ashby Avenue	Contemp	7	5.1	28	\$1,899,000	\$1,899,000	\$1,880,000	99.00%	New	
29	8 Riker Hill Road	Custom	6	5.1	179	\$1,975,000	\$1,975,000	\$1,900,000	96.20%	New	
30	15 Orchard Lane	Colonial	6	5.2	7	\$2,375,000	\$2,375,000	\$2,382,000	100.29%	New	
31	38 Lafayette Drive	Colonial	5	5.1	110	\$2,895,000	\$2,895,000	\$2,625,000	90.67%	\$1,660,000	1.58
32	11 Penwood Road	Custom	6	5.1	41	\$2,899,999	\$2,899,999	\$2,770,000	95.52%	New	
AVERAGE						36	\$1,390,869	\$1,388,556	\$1,393,259	102.79%	1.63

"Active" Listings in Livingston

Number of Units: 46
 Average List Price: \$1,755,802
 Average Days on Market: 64

"Under Contract" Listings in Livingston

Number of Units: 45
 Average List Price: \$1,299,924
 Average Days on Market: 32



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	36			28
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	\$1,388,556			\$1,302,656
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	\$1,393,259			\$1,349,169
SP:LP%	106.12%	103.25%	103.77%	107.05%	109.02%	108.02%	107.50%	103.13%	103.74%	102.79%			105.58%
SP to AV	1.65	1.57	1.72	1.65	1.74	1.80	1.74	1.72	1.71	1.63			1.70
# Units Sold	20	23	19	33	32	33	42	45	24	32			303
3 Mo Rate of Ab	1.77	2.12	1.92	1.82	2.00	1.57	1.59	1.16	1.50	1.59			1.70
Active Listings	40	45	43	50	50	53	48	50	55	46			48
Under Contracts	38	47	59	63	61	65	60	41	44	45			52

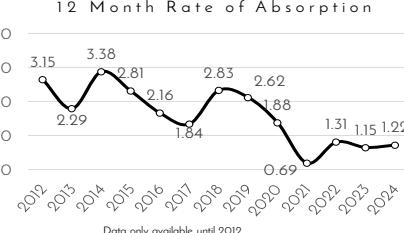
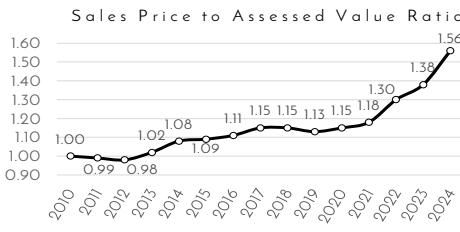
Flashback! YTD 2024 vs YTD 2025

YTD	2024	2025	% Change
DOM	25	28	11.53%
Sales Price	\$1,239,055	\$1,349,169	8.89%
LP:SP	105.76%	105.58%	-0.17%
SP:AV	1.56	1.70	9.03%



YTD	2024	2025	% Change
# Units Sold	282	303	7.45%
Rate of Ab 3 Mo	1.87	1.70	-8.78%
Actives	43	48	11.11%
Under Contracts	52	52	0.00%

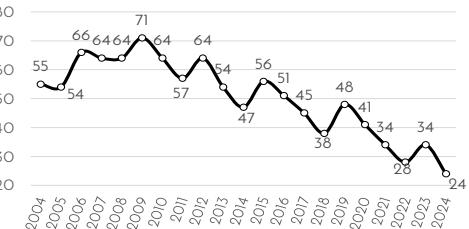
Livingston Yearly Market Trends



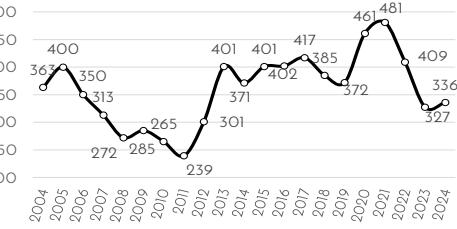
Livingston Yearly Market Trends



Average Days on Market



Number of Units Sold



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.