

Livingston

November 2025 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Assessment	SP:AV
1	1202 Pointe Gate Drive	OneFloor	2	2.1	46	\$599,900	\$569,900	\$565,000	99.14%	\$523,400	1.08
2	8 Roosevelt Terrace	Colonial	3	1.1	48	\$789,000	\$789,000	\$700,000	88.72%	\$447,200	1.57
3	27 Filmore Avenue	CapeCod	3	2.0	11	\$699,000	\$699,000	\$750,000	107.30%	\$387,400	1.94
4	23 Carlisle Drive	CapeCod	3	2.0	8	\$625,000	\$625,000	\$785,000	125.60%	\$442,000	1.78
5	46 Mccall Avenue	SplitLev	4	1.1	36	\$849,999	\$849,999	\$800,000	94.12%	\$490,200	1.63
6	79 Irving Avenue	Colonial	3	2.1	16	\$769,000	\$769,000	\$890,000	115.73%	\$536,300	1.66
7	32 Kearny Terrace	RanchRas	3	3.0	15	\$985,000	\$985,000	\$999,000	101.42%	\$680,000	1.47
8	98 Winged Foot Drive	TwnIntUn	3	2.1	74	\$1,220,000	\$1,178,000	\$1,050,000	89.13%	\$687,000	1.53
9	54 Knollwood Drive	Colonial	4	2.1	26	\$899,900	\$899,900	\$1,100,000	122.24%	\$732,800	1.50
10	24 Garnet Terrace	Bi-Level	4	2.0	8	\$1,088,000	\$1,088,000	\$1,200,000	110.29%	Renovated	
11	11 Beresford Lane	TwnEndUn	3	2.2	12	\$1,200,000	\$1,200,000	\$1,225,000	102.08%	\$706,400	1.73
12	27 Wingate Drive	SplitLev	4	2.1	63	\$1,295,000	\$1,295,000	\$1,325,000	102.32%	Renovated	
13	8 Timber Hill Drive	SplitLev	4	2.1	15	\$1,350,000	\$1,350,000	\$1,450,000	107.41%	\$768,400	1.89
14	8 Tanger Drive	Colonial	4	4.1	7	\$1,650,000	\$1,650,000	\$1,655,000	100.30%	\$822,400	2.01
15	13 Beverly Road	Colonial	6	5.1	3	\$1,700,000	\$1,700,000	\$1,666,000	98.00%	New	
16	51 S Ashby Avenue	Colonial	5	4.1	1	\$1,700,000	\$1,700,000	\$1,710,000	100.59%	\$1,113,200	1.54
17	21 Highland Drive	Colonial	6	5.1	51	\$1,750,000	\$1,750,000	\$1,725,000	98.57%	Renovated	
18	36 Wilson Terrace	Colonial	6	5.1	3	\$1,900,000	\$1,900,000	\$1,750,000	92.11%	New	
19	11 Country Club Road	Colonial	6	5.1	9	\$1,750,000	\$1,750,000	\$1,765,000	100.86%	New	
20	8 Wynnewood Road	Colonial	6	5.1	68	\$1,890,000	\$1,890,000	\$1,800,000	95.24%	New	
21	8 Torrence Drive	Colonial	5	4.1	31	\$1,999,000	\$1,999,000	\$1,880,000	94.05%	New	
22	16 Cliffside Drive	Colonial	5	5.1	8	\$2,195,000	\$2,195,000	\$2,325,000	105.92%	\$1,322,800	1.76
AVERAGE					25	\$1,313,809	\$1,310,536	\$1,323,409	102.32%		1.65

"Active" Listings in Livingston

Number of Units: 38
Average List Price: \$2,036,105
Average Days on Market: 72

"Under Contract" Listings in Livingston

Number of Units: 45
Average List Price: \$1,328,795
Average Days on Market: 43



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	25		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	\$1,388,556	\$1,310,536		\$1,303,189
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	\$1,323,409		\$1,347,426
SP:LP%	106.12%	103.25%	103.77%	107.05%	109.02%	108.02%	107.50%	103.13%	103.74%	102.79%	102.32%		105.36%
SP to AV	1.65	1.57	1.72	1.65	1.74	1.80	1.74	1.72	1.71	1.63	1.65		1.70
# Units Sold	20	23	19	33	32	33	42	45	24	32	22		325
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	1.41		1.68
Active Listings	40	45	43	50	50	53	48	50	55	46	38		47
Under Contracts	38	47	59	63	61	65	60	41	44	45	45		52

Flashback! YTD 2024 vs YTD 2025

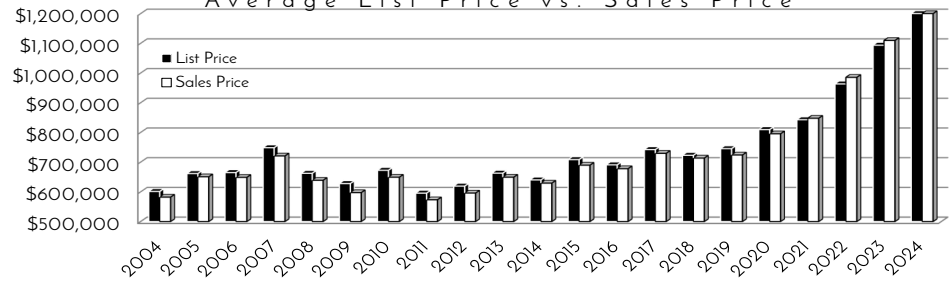
YTD	2024	2025	% Change
DOM	25	27	11.42%
Sales Price	\$1,236,997	\$1,347,426	8.93%
LP:SP	105.51%	105.36%	-0.15%
SP:AV	1.56	1.70	8.81%



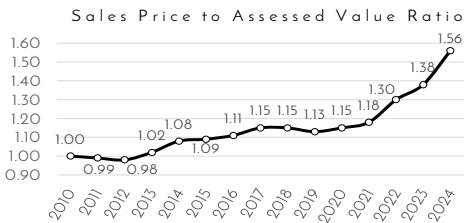
YTD	2024	2025	% Change
# Units Sold	310	325	4.84%
Rate of Ab 3 Mo	1.85	1.68	-9.43%
Actives	43	47	9.28%
Under Contracts	52	52	0.00%

Livingston Yearly Market Trends

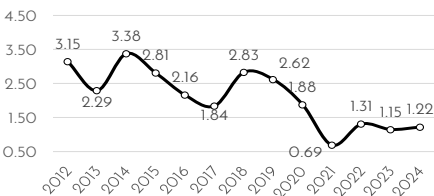
Average List Price vs. Sales Price



	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

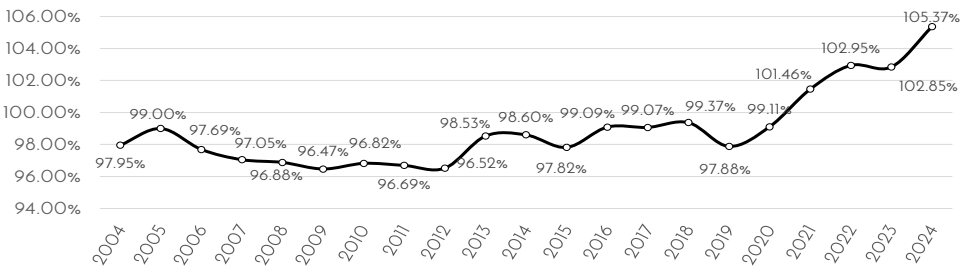


12 Month Rate of Absorption

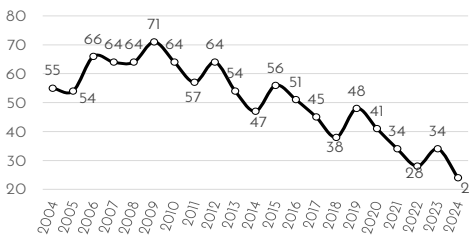


Livingston Yearly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

