

Livingston

January 2026 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Assessment	SP:AV
1	6 Swan Road	Colonial	2	2.0	57	\$599,000	\$639,000	\$625,007	97.81%	\$379,900	1.65
2	63 N Livingston Avenue	Colonial	3	1.1	126	\$699,900	\$675,000	\$670,000	99.26%	\$386,100	1.74
3	101 Sycamore Avenue	CapeCod	3	2.1	16	\$750,000	\$750,000	\$720,000	96.00%	\$439,300	1.64
4	45 Brandon Avenue	Bi-Level	4	3.0	48	\$965,000	\$925,000	\$900,000	97.30%	\$512,300	1.76
5	6 Mayhew Drive	SplitLev	4	2.0	39	\$749,000	\$749,000	\$910,000	121.50%	\$534,900	1.70
6	37 Filmore Avenue	SplitLev	4	2.1	11	\$799,000	\$799,000	\$950,000	118.90%	\$530,600	1.79
7	11 Ambrosia Court	TwnIntUn	4	3.1	9	\$899,000	\$899,000	\$955,000	106.23%	\$600,400	1.59
8	23 Winans Road	RanchRas	3	2.1	24	\$1,080,000	\$1,080,000	\$998,000	92.41%	\$520,700	1.92
9	20 Crescent Road	Colonial	4	3.1	32	\$999,000	\$949,000	\$999,990	105.37%	\$548,300	1.82
10	15 North Drive	Ranch	4	2.1	19	\$985,000	\$985,000	\$1,020,000	103.55%	\$697,600	1.46
11	7 Franklin Avenue	Colonial	5	4.0	119	\$1,299,000	\$1,150,000	\$1,100,000	95.65%	New	
12	267 E Cedar Street	Colonial	4	2.1	51	\$1,150,000	\$1,150,000	\$1,115,000	96.96%	\$608,900	1.83
13	106 Falcon Road	Bi-Level	4	3.0	85	\$1,199,000	\$1,299,000	\$1,200,000	92.38%	Renovated	
14	15 East Drive	SplitLev	4	3.1	14	\$1,325,000	\$1,325,000	\$1,400,000	105.66%	\$748,100	1.87
15	43 Franklin Avenue	Contemp	5	3.2	23	\$1,450,000	\$1,450,000	\$1,400,000	96.55%	\$813,900	1.72
16	6 Elkin Drive	Custom	5	4.1	24	\$1,678,000	\$1,678,000	\$1,650,000	98.33%	\$801,900	2.06
17	4 Sheffield Court	Ranch	3	4.0	7	\$1,695,000	\$1,695,000	\$1,770,000	104.42%	\$956,900	1.85
18	53 Morningside Drive	Custom	5	3.1	6	\$1,775,000	\$1,775,000	\$1,800,000	101.41%	\$935,200	1.92
19	27 Mounthaven Drive	Colonial	6	5.1	70	\$1,899,000	\$1,899,000	\$1,825,000	96.10%	New	
20	14 Putnam Road	Custom	4	4.1	20	\$1,975,000	\$1,975,000	\$1,980,000	100.25%	\$1,175,000	1.69
21	6 Sparrow Drive	Colonial	6	6.1	36	\$2,399,000	\$2,399,000	\$2,399,000	100.00%	New	
22	47 Falcon Road	Colonial	6	6.1	9	\$2,499,000	\$2,499,000	\$2,499,000	100.00%	New	
23	7 Coventry Road	Custom	5	5.1	17	\$2,370,000	\$2,370,000	\$2,600,000	109.70%	\$1,614,900	1.61
AVERAGE					37	\$1,358,170	\$1,352,783	\$1,368,956	101.55%		1.76

"Active" Listings in Livingston

Number of Units: 32
 Average List Price: \$2,199,179
 Average Days on Market: 66

"Under Contract" Listings in Livingston

Number of Units: 28
 Average List Price: \$1,529,429
 Average Days on Market: 46



Livingston 2026 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	37												37
List Price	\$1,352,783												\$1,352,783
Sales Price	\$1,368,956												\$1,368,956
SP:LP%	101.55%												101.55%
SP to AV	1.76												1.76
# Units Sold	23												23
3 Mo Rate of Ab	1.35												1.35
Active Listings	32												32
Under Contracts	28												28

Flashback! YTD 2025 vs YTD 2026

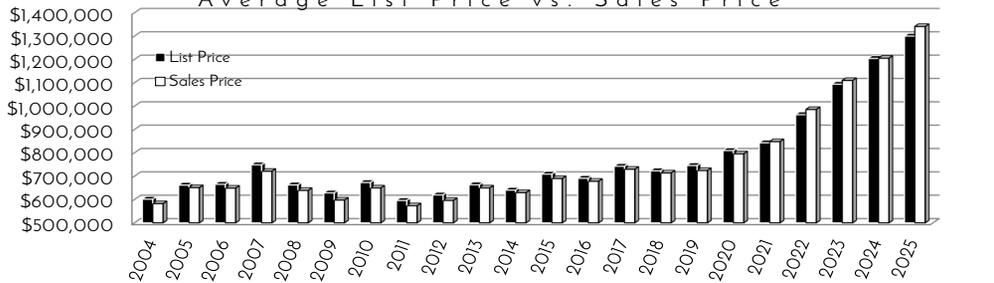
YTD	2025	2026	% Change
DOM	29	37	27.69%
Sales Price	\$1,396,425	\$1,368,956	-1.97%
LP:SP	106.12%	101.55%	-4.30%
SP:AV	1.65	1.76	6.35%



YTD	2025	2026	% Change
# Units Sold	20	23	15.00%
Rate of Ab 3 Mo	1.77	1.35	-23.73%
Actives	40	32	-20.00%
Under Contracts	38	28	-26.32%

Livingston Yearly Market Trends

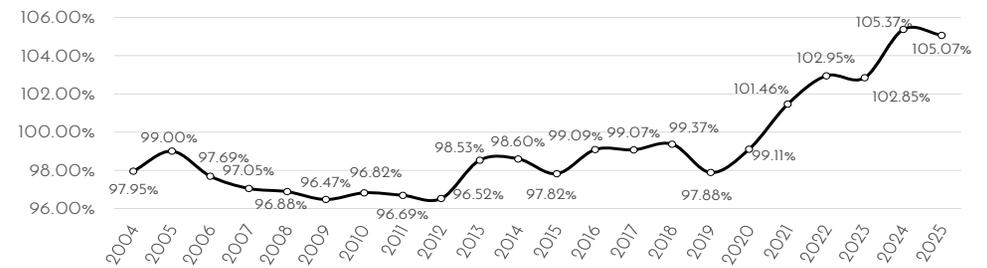
Average List Price vs. Sales Price



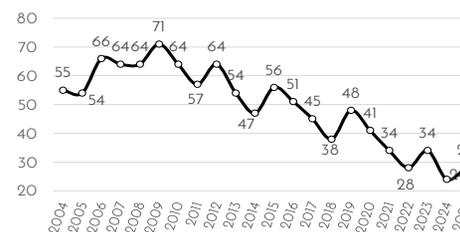
Year	LP	SP
2004	\$601K	\$582K
2005	\$661K	\$651K
2006	\$665K	\$649K
2007	\$748K	\$721K
2008	\$662K	\$639K
2009	\$628K	\$597K
2010	\$672K	\$649K
2011	\$596K	\$573K
2012	\$619K	\$596K
2013	\$663K	\$649K
2014	\$640K	\$629K
2015	\$615K	\$653K
2016	\$691K	\$678K
2017	\$742K	\$730K
2018	\$723K	\$714K
2019	\$745K	\$724K
2020	\$810K	\$795K
2021	\$843K	\$848K
2022	\$963K	\$985K
2023	\$1,094K	\$1,110M
2024	\$1,205K	\$1,248M
2025	\$1,300K	\$1,341M

Livingston Yearly Market Trends

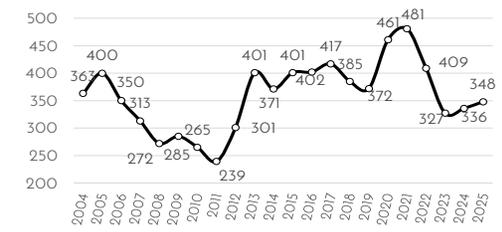
Sales Price to List Price Ratios



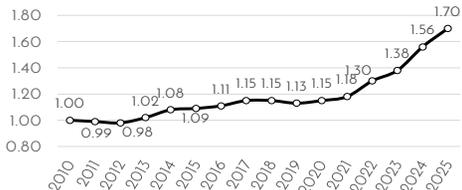
Average Days on Market



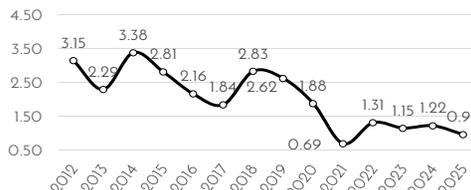
Number of Units Sold



Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



2009 Tax Re-Evaluation

Data only available until 2012

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.