

# Livingston

## April 2026 Market Snapshot

| Units   | Address             | Style    | Bedrms | Baths | DOM | Orig. List Price | List Price  | Sales Price | SP:LP   | Assessment  | SP:AV |
|---------|---------------------|----------|--------|-------|-----|------------------|-------------|-------------|---------|-------------|-------|
| 1       | 204 Edmonton Court  | TwnIntUn | 2      | 2.1   | 14  | \$689,000        | \$689,000   | \$689,000   | 100.00% | \$518,900   | 1.33  |
| 2       | 301 Kensington Lane | TwnEndUn | 2      | 2.0   | 9   | \$675,000        | \$675,000   | \$718,000   | 106.37% | \$441,400   | 1.63  |
| 3       | 100 Sycamore Avenue | SplitLev | 3      | 1.1   | 91  | \$799,999        | \$799,999   | \$799,999   | 100.00% | \$437,900   | 1.83  |
| 4       | 7 Carlisle Drive    | CapeCod  | 4      | 2.0   | 1   | \$645,000        | \$645,000   | \$819,000   | 126.98% | \$446,400   | 1.83  |
| 5       | 25 Edgemere Road    | RanchRas | 3      | 1.1   | 1   | \$750,000        | \$750,000   | \$871,000   | 116.13% | \$509,700   | 1.71  |
| 6       | 26 E Harrison Place | Colonial | 4      | 2.1   | 14  | \$875,000        | \$875,000   | \$920,000   | 105.14% | \$488,300   | 1.88  |
| 7       | 54 Carillon Circle  | TwnIntUn | 3      | 3.1   | 7   | \$1,049,999      | \$1,049,999 | \$990,000   | 94.29%  | \$673,900   | 1.47  |
| 8       | 95 Hillside Avenue  | Colonial | 5      | 3.0   | 14  | \$975,000        | \$975,000   | \$999,000   | 102.46% | \$572,400   | 1.75  |
| 9       | 16 Crossbrook Place | Ranch    | 3      | 1.2   | 29  | \$945,000        | \$975,000   | \$1,150,000 | 117.95% | \$590,700   | 1.95  |
| 10      | 19 Berkeley Terrace | SplitLev | 4      | 2.1   | 21  | \$975,000        | \$975,000   | \$1,235,000 | 126.67% | \$528,300   | 2.34  |
| 11      | 30 W Lawn Road      | Colonial | 4      | 4.1   | 9   | \$1,188,000      | \$1,188,000 | \$1,300,000 | 109.43% | Renovated   |       |
| 12      | 44 Rumson Road      | SplitLev | 5      | 2.1   | 13  | \$1,399,999      | \$1,399,999 | \$1,440,000 | 102.86% | \$730,000   | 1.97  |
| 13      | 25 Midway Drive     | Colonial | 5      | 5.1   | 18  | \$1,699,000      | \$1,699,000 | \$1,699,000 | 100.00% | New         |       |
| 14      | 4 Scott Terrace     | Colonial | 5      | 4.1   | 7   | \$1,649,000      | \$1,649,000 | \$1,750,001 | 106.12% | \$1,159,000 | 1.51  |
| 15      | 7 Royal Avenue      | Colonial | 6      | 5.0   | 54  | \$1,849,000      | \$1,849,000 | \$1,820,000 | 98.43%  | New         |       |
| 16      | 18 Glendale Avenue  | Colonial | 6      | 5.1   | 17  | \$1,850,000      | \$1,850,000 | \$1,860,000 | 100.54% | \$1,038,600 | 1.79  |
| AVERAGE |                     |          |        |       | 20  | \$1,125,875      | \$1,127,750 | \$1,191,250 | 107.09% |             | 1.77  |

### *"Active"* Listings in Livingston

Number of Units: 52  
 Average List Price: \$1,889,590  
 Average Days on Market: 46

### *"Under Contract"* Listings in Livingston

Number of Units: 50  
 Average List Price: \$1,531,518  
 Average Days on Market: 31



# 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          | 30          | 44          | 20          |     |      |      |        |           |         |          |          | 33          |
| List Price      | \$1,352,783 | \$1,461,389 | \$1,365,765 | \$1,127,750 |     |      |      |        |           |         |          |          | \$1,333,527 |
| Sales Price     | \$1,368,956 | \$1,444,272 | \$1,398,706 | \$1,191,250 |     |      |      |        |           |         |          |          | \$1,355,688 |
| SP:LP%          | 101.55%     | 100.56%     | 102.98%     | 107.09%     |     |      |      |        |           |         |          |          | 102.84%     |
| SP to AV        | 1.76        | 1.63        | 1.86        | 1.77        |     |      |      |        |           |         |          |          | 1.76        |
| # Units Sold    | 23          | 18          | 17          | 16          |     |      |      |        |           |         |          |          | 74          |
| 3 Mo Rate of Ab | 1.35        | 1.52        | 2.49        | 3.18        |     |      |      |        |           |         |          |          | 2.14        |
| Active Listings | 32          | 31          | 47          | 52          |     |      |      |        |           |         |          |          | 41          |
| Under Contracts | 28          | 30          | 32          | 50          |     |      |      |        |           |         |          |          | 35          |

## Flashback! YTD 2025 vs YTD 2026

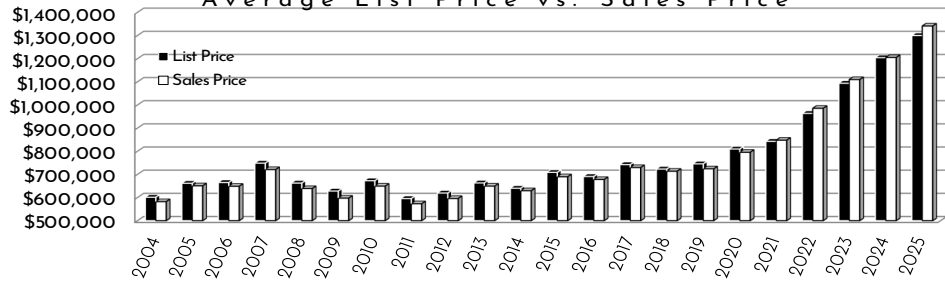
| YTD         | 2025        | 2026        | % Change |
|-------------|-------------|-------------|----------|
| DOM         | 31          | 33          | 6.50%    |
| Sales Price | \$1,361,587 | \$1,355,688 | -0.43%   |
| LP:SP       | 105.28%     | 102.84%     | -2.32%   |
| SP:AV       | 1.64        | 1.76        | 6.97%    |



| YTD             | 2025 | 2026 | % Change |
|-----------------|------|------|----------|
| # Units Sold    | 95   | 74   | -22.11%  |
| Rate of Ab 3 Mo | 1.91 | 2.14 | 11.93%   |
| Actives         | 45   | 41   | -8.99%   |
| Under Contracts | 52   | 35   | -32.37%  |

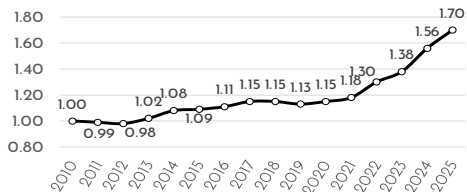
### Livingston Yearly Market Trends

Average List Price vs. Sales Price



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

Sales Price to Assessed Value Ratio

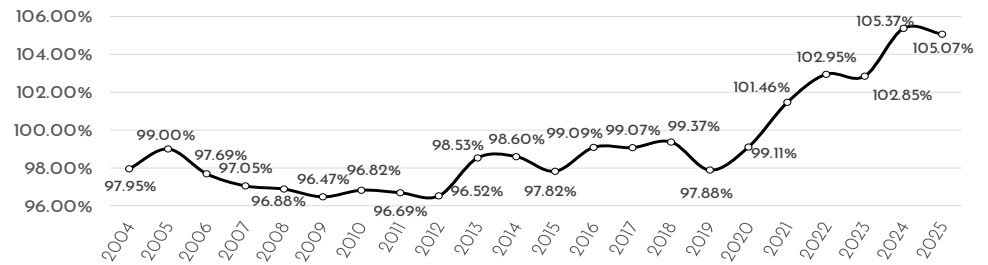


12 Month Rate of Absorption

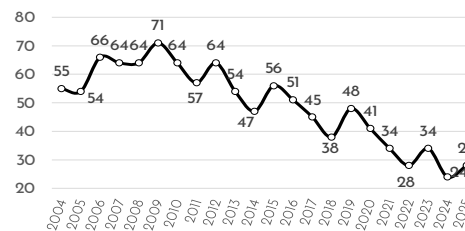


### Livingston Yearly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

