

Livingston

July 2026 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Assessment	SP:AV
1	3412 Pointe Gate Drive	OneFloor	2	2.1	9	\$640,999	\$640,999	\$640,999	100.00%	\$521,700	1.23
2	5211 Pointe Gate Drive	OneFloor	2	2.1	15	\$599,000	\$599,000	\$705,000	117.70%	\$523,400	1.35
3	2 Dogwood Terrace	SplitLev	3	2.0	16	\$799,000	\$729,000	\$785,000	107.68%	\$494,500	1.59
4	3 Spalding Drive	Ranch	3	1.0	13	\$699,000	\$699,000	\$805,000	115.16%	\$438,900	1.83
5	49 Amherst Place	Colonial	3	1.1	33	\$810,000	\$810,000	\$811,000	100.12%	\$422,200	1.92
6	271 E Mount Pleasant Avenue	SplitLev	3	2.1	15	\$850,000	\$850,000	\$845,000	99.41%	\$464,200	1.82
7	27 Longacre Drive	Colonial	3	1.2	21	\$829,000	\$829,000	\$890,000	107.36%	\$482,800	1.84
8	9 Park Drive	CapeCod	4	2.0	18	\$800,000	\$800,000	\$910,000	113.75%	\$498,300	1.83
9	20 Gala Court	TwnIntUn	4	3.1	16	\$929,000	\$929,000	\$918,000	98.82%	\$603,500	1.52
10	25 Haralson Court	TwnIntUn	4	3.1	7	\$915,000	\$915,000	\$921,000	100.66%	\$604,300	1.52
11	8 Alcott Drive	SplitLev	3	1.2	11	\$899,000	\$899,000	\$935,000	104.00%	\$491,900	1.90
12	16 Lee Road	CapeCod	4	3.0	27	\$899,900	\$899,900	\$950,000	105.57%	\$546,500	1.74
13	9 Arthur Terrace	Bi-Level	4	2.1	29	\$899,900	\$899,900	\$950,000	105.57%	\$472,400	2.01
14	7 Spier Drive	Colonial	4	2.0	15	\$990,000	\$990,000	\$965,000	97.47%	\$563,900	1.71
15	5 Riker Hill Road	SplitLev	4	2.0	23	\$999,000	\$999,000	\$999,000	100.00%	\$507,700	1.97
16	10 Falcon Court	Bi-Level	4	3.0	14	\$899,000	\$899,000	\$1,050,000	116.80%	\$544,400	1.93
17	123 N Livingston Avenue	Colonial	4	2.2	17	\$1,200,000	\$1,200,000	\$1,200,000	100.00%	\$684,800	1.75
18	22 Spier Drive	Custom	5	3.1	8	\$999,000	\$999,000	\$1,200,000	120.12%	\$873,400	1.37
19	56 Eastbrook Terrace	SplitLev	3	2.1	1	\$1,218,000	\$1,218,000	\$1,300,000	106.73%	\$540,400	2.41
20	1 Sheridan Road	Colonial	4	2.1	15	\$1,150,000	\$1,150,000	\$1,360,000	118.26%	\$559,600	2.43



Livingston

July 2026 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Assessment	SP:AV
21	19 Preston Drive	Colonial	4	4.1	9	\$1,199,000	\$1,199,000	\$1,400,000	116.76%	\$880,000	1.59
22	39 Wingate Drive	Ranch	4	2.0	25	\$1,499,000	\$1,499,000	\$1,450,000	96.73%	\$923,100	1.57
23	12 Troy Drive	Colonial	4	3.1	22	\$1,375,000	\$1,375,000	\$1,505,000	109.45%	\$780,600	1.93
24	36 N Hillside Avenue	Ranch	4	3.1	1	\$1,350,000	\$1,350,000	\$1,618,000	119.85%	\$817,200	1.98
25	57 Walnut Street	Contemp	5	4.1	30	\$1,850,000	\$1,850,000	\$1,715,000	92.70%	\$1,282,500	1.34
26	22 Post Lane	Contemp	5	5.1	85	\$1,800,000	\$1,800,000	\$1,825,000	101.39%	\$1,176,200	1.55
27	4 Plymouth Drive	Colonial	6	5.1	89	\$2,150,000	\$1,850,000	\$1,850,000	100.00%	New	
28	70 W McClellan Avenue	Contemp	6	5.1	92	\$1,999,000	\$1,999,000	\$1,950,000	97.55%	New	
29	8 Blackstone Drive	Custom	5	4.1	1	\$2,100,000	\$2,100,000	\$2,100,000	100.00%	\$1,138,100	1.85
30	1 Breton Place	Colonial	6	6.1	101	\$2,450,000	\$2,450,000	\$2,425,000	98.98%	New	
31	23 Hadrian Drive	Colonial	5	5.1	7	\$2,295,000	\$2,295,000	\$2,550,000	111.11%	\$1,366,500	1.87
32	11 Homestead Terrace	Colonial	6	6.1	98	\$2,999,000	\$2,999,000	\$3,000,000	100.03%	New	
33	9 Lafayette Drive	Colonial	7	6.1	19	\$3,150,000	\$3,150,000	\$3,190,000	101.27%	\$1,950,000	1.64
34	2 Brighton Court	Custom	5	6.1	22	\$3,450,000	\$3,450,000	\$3,600,000	104.35%	\$2,208,000	1.63
AVERAGE					27	\$1,402,671	\$1,391,788	\$1,450,529	105.45%		1.75

"Active" Listings in Livingston

Number of Units: 82
Average List Price: \$1,766,350
Average Days on Market: 47

"Under Contract" Listings in Livingston

Number of Units: 54
Average List Price: \$1,407,202
Average Days on Market: 32



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	27	18	27						28
List Price	\$1,352,783	\$1,461,389	\$1,365,765	\$1,127,750	\$1,667,256	\$1,337,656	\$1,391,788						\$1,397,622
Sales Price	\$1,368,956	\$1,444,272	\$1,398,706	\$1,191,250	\$1,687,361	\$1,374,682	\$1,450,529						\$1,429,944
SP:LP%	101.55%	100.56%	102.98%	107.09%	104.65%	103.57%	105.45%						103.79%
SP to AV	1.76	1.63	1.86	1.77	1.73	1.80	1.75						1.77
# Units Sold	23	18	17	16	27	39	34						174
3 Mo Rate of Ab	1.35	1.52	2.49	3.18	3.59	3.19	2.57						2.56
Active Listings	32	31	47	52	70	79	82						56
Under Contracts	28	30	32	50	53	55	54						43

Flashback! YTD 2025 vs YTD 2026

YTD	2025	2026	% Change
DOM	24	28	13.78%
Sales Price	\$1,350,105	\$1,429,944	5.91%
LP:SP	106.78%	103.79%	-2.80%
SP:AV	1.71	1.77	3.25%



YTD	2025	2026	% Change
# Units Sold	202	174	-13.86%
Rate of Ab 3 Mo	1.83	2.56	39.87%
Actives	47	56	19.45%
Under Contracts	56	43	-23.16%

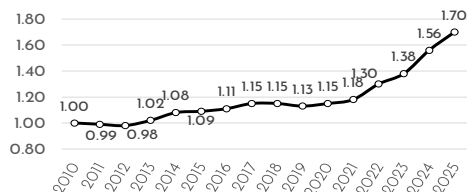
Livingston Yearly Market Trends

Average List Price vs. Sales Price



LP	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
SP	\$582K	\$651K	\$649K	\$721K	\$639K	\$597K	\$649K	\$573K	\$596K	\$649K	\$629K	\$653K	\$678K	\$730K	\$714K	\$724K	\$795K	\$848K	\$985K	\$1,110M	\$1,248M	\$1,341M

Sales Price to Assessed Value Ratio



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

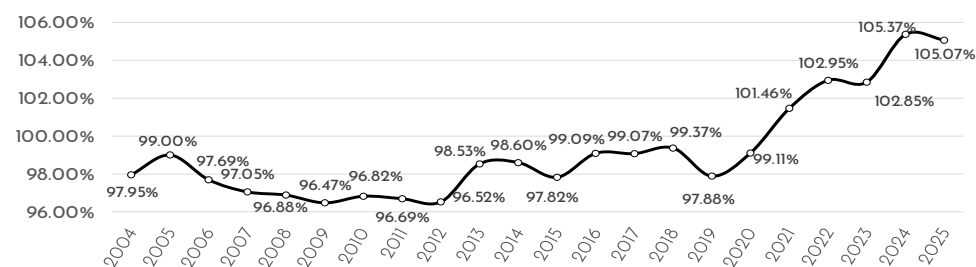
12 Month Rate of Absorption



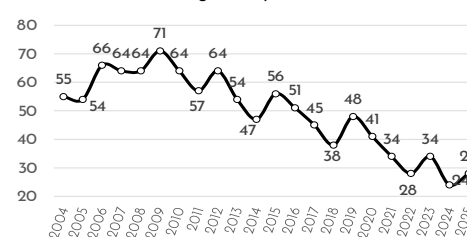
Data only available until 2012

Livingston Yearly Market Trends

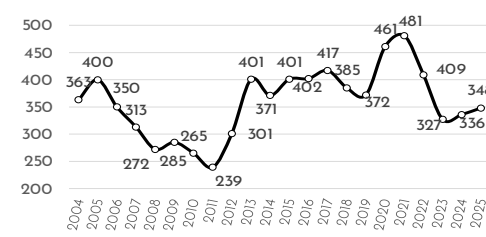
Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold



Not intended to solicit a property already listed.

© 2004-2026 Copyright Protected. All Rights Reserved