

Livingston

August 2026 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Assessment	SP:AV
1	32 Burnet Hill Road	Tudor	4	3.0	1	\$620,000	\$620,000	\$620,000	100.00%	\$479,900	1.29
2	226 E Northfield Road	CapeCod	3	1.2	29	\$699,999	\$649,999	\$625,000	96.15%	\$388,000	1.61
3	127 E Northfield Road	Bi-Level	4	2.1	18	\$650,000	\$650,000	\$701,000	107.85%	\$387,000	1.81
4	26 Wardell Road	Colonial	3	1.1	26	\$750,000	\$750,000	\$775,000	103.33%	\$423,200	1.83
5	26 Crestview Hill Road	Colonial	3	3.0	64	\$828,000	\$828,000	\$781,000	94.32%	\$486,100	1.61
6	123 Hillside Avenue	CapeCod	3	2.0	6	\$799,000	\$799,000	\$800,000	100.13%	\$456,300	1.75
7	322 S Livingston Avenue	Bi-Level	4	2.1	1	\$850,000	\$850,000	\$850,000	100.00%	\$488,900	1.74
8	23 Ashwood Drive	Bi-Level	4	2.0	23	\$899,000	\$899,000	\$915,000	101.78%	\$513,500	1.78
9	30 Sherbrooke Parkway	Colonial	3	1.1	24	\$845,000	\$845,000	\$940,000	111.24%	\$470,000	2.00
10	509 Binghampton Lane	TwnIntUn	3	2.1	19	\$938,000	\$938,000	\$976,000	104.05%	\$647,100	1.51
11	3 Champion Boulevard	TwnIntUn	3	3.1	72	\$995,000	\$995,000	\$990,000	99.50%	\$644,200	1.54
12	2 Country Club Court	RanchRas	4	3.0	13	\$935,000	\$935,000	\$999,999	106.95%	\$517,400	1.93
13	19 Bear Brook Lane	SplitLev	3	2.1	18	\$1,025,000	\$1,025,000	\$1,040,000	101.46%	\$605,500	1.72
14	48 W Cedar Street	Colonial	3	3.1	15	\$899,000	\$899,000	\$1,060,000	117.91%	\$461,200	2.30
15	8 Marlo Road	SplitLev	3	2.1	28	\$1,145,000	\$1,145,000	\$1,075,000	93.89%	\$599,100	1.79
16	11 Colonial Way	SplitLev	3	3.0	13	\$975,000	\$975,000	\$1,075,000	110.26%	\$587,700	1.83
17	18 Arlington Drive	SplitLev	4	2.1	12	\$899,000	\$899,000	\$1,100,000	122.36%	\$605,000	1.82
18	60 Edgemere Road	Bi-Level	4	2.0	6	\$975,000	\$975,000	\$1,125,000	115.38%	\$581,500	1.93
19	85 Irving Avenue	Colonial	4	2.1	17	\$950,000	\$950,000	\$1,148,000	120.84%	\$517,400	2.22
20	319 S Orange Avenue	Ranch	3	2.1	18	\$1,019,000	\$1,019,000	\$1,150,000	112.86%	\$798,800	1.44
21	24 Cherry Hill Road	Bi-Level	4	2.1	13	\$1,150,000	\$1,150,000	\$1,200,000	104.35%	\$584,400	2.05
22	25 Tremont Terrace	Colonial	4	4.0	10	\$1,298,000	\$1,298,000	\$1,280,000	98.61%	\$699,500	1.83
23	17 Stonewall Drive	SplitLev	4	3.0	31	\$1,495,000	\$1,395,000	\$1,350,000	96.77%	\$717,000	1.88
24	29 Heron Road	SplitLev	4	3.0	44	\$1,525,000	\$1,479,000	\$1,460,000	98.72%	\$643,600	2.27
25	12 Sandalwood Drive	Colonial	5	4.1	23	\$1,575,000	\$1,575,000	\$1,560,000	99.05%	\$909,100	1.72



Livingston

August 2026 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Assessment	SP:AV
26	46 Edgemere Road	Custom	6	3.1	13	\$1,475,000	\$1,475,000	\$1,600,000	108.47%	\$863,900	1.85
27	12 Monmouth Court	Colonial	4	3.1	5	\$1,395,000	\$1,395,000	\$1,625,000	116.49%	\$975,000	1.67
28	3 Marlo Road	Bi-Level	5	5.0	39	\$1,725,000	\$1,650,000	\$1,625,000	98.48%	Renovated	
29	25 Montgomery Road	Colonial	5	4.0	13	\$1,490,000	\$1,490,000	\$1,625,000	109.06%	Renovated	
30	1 Morningside Drive	Colonial	5	3.1	12	\$1,585,000	\$1,585,000	\$1,640,000	103.47%	\$852,000	1.92
31	18 Belvedere Drive	Ranch	4	3.1	21	\$1,695,000	\$1,695,000	\$1,725,000	101.77%	\$1,067,000	1.62
32	68 Rockledge Drive	Custom	5	3.1	20	\$1,798,000	\$1,798,000	\$1,800,000	100.11%	\$913,700	1.97
33	11 Elmwood Court	Colonial	6	5.1	123	\$2,299,000	\$2,150,000	\$1,960,000	91.16%	New	
34	57 Ashwood Drive	Contemp	6	5.1	20	\$1,999,000	\$1,999,000	\$1,999,000	100.00%	New	
35	52 Congressional Parkway	Colonial	6	5.1	32	\$2,099,000	\$2,099,000	\$2,100,000	100.05%	New	
36	20 Hampton Terrace	Colonial	6	5.1	19	\$2,125,000	\$2,125,000	\$2,125,000	100.00%	New	
37	15 Orchard Lane	Colonial	6	5.2	78	\$2,379,000	\$2,279,000	\$2,190,000	96.09%	\$1,630,700	1.34
38	6 Deal Lane	Colonial	6	5.1	32	\$2,300,000	\$2,300,000	\$2,250,000	97.83%	New	
39	81 Ridge Drive	Colonial	6	5.1	26	\$2,295,000	\$2,295,000	\$2,295,000	100.00%	New	
40	33 Tower Road	Colonial	6	6.1	54	\$2,499,000	\$2,499,000	\$2,350,000	94.04%	New	
41	13 Penwood Road	Colonial	5	5.1	76	\$3,100,000	\$3,100,000	\$2,999,999	96.77%	New	
42	53 Rockledge Drive	Colonial	6	6.1	296	\$3,100,000	\$3,100,000	\$3,100,000	100.00%	New	
AVERAGE					34	\$1,430,881	\$1,418,500	\$1,442,976	103.13%		1.79

"Active" Listings in Livingston

Number of Units: 62
Average List Price: \$1,860,415
Average Days on Market: 54

"Under Contract" Listings in Livingston

Number of Units: 39
Average List Price: \$1,405,097
Average Days on Market: 37



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	34					29
List Price	\$1,352,783	\$1,461,389	\$1,365,765	\$1,127,750	\$1,667,256	\$1,337,656	\$1,391,788	\$1,418,500					\$1,401,682
Sales Price	\$1,368,956	\$1,444,272	\$1,398,706	\$1,191,250	\$1,687,361	\$1,374,682	\$1,450,529	\$1,442,976					\$1,432,478
SP:LP%	101.55%	100.56%	102.98%	107.09%	104.65%	103.57%	105.45%	103.13%					103.67%
SP to AV	1.76	1.63	1.86	1.77	1.73	1.80	1.75	1.79					1.77
# Units Sold	23	18	17	16	27	39	34	42					216
3 Mo Rate of Ab	1.35	1.52	2.49	3.18	3.59	3.19	2.57	1.66					2.44
Active Listings	32	31	47	52	70	79	82	62					57
Under Contracts	28	30	32	50	53	55	54	39					43

Flashback! YTD 2025 vs YTD 2026

YTD	2025	2026	% Change
DOM	26	29	9.53%
Sales Price	\$1,356,729	\$1,432,478	5.58%
LP:SP	106.11%	103.67%	-2.31%
SP:AV	1.71	1.77	3.46%



YTD	2025	2026	% Change
# Units Sold	247	216	-12.55%
Rate of Ab 3 Mo	1.74	2.44	40.14%
Actives	47	57	20.05%
Under Contracts	54	43	-21.43%

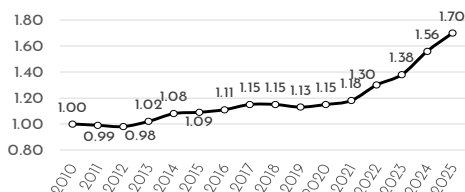
Livingston Yearly Market Trends

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	\$840K	\$985K	\$1,110M	\$1,248M	\$1,341M

Sales Price to Assessed Value Ratio



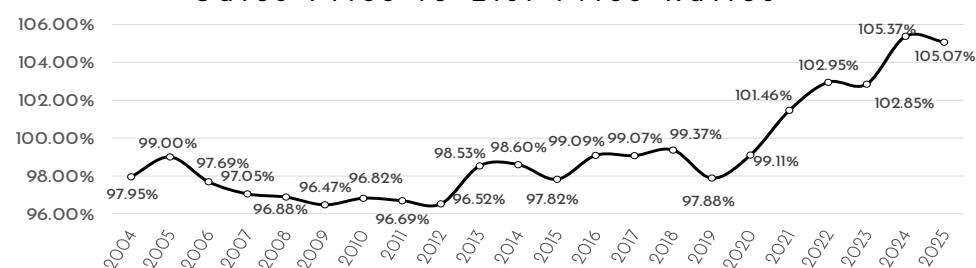
12 Month Rate of Absorption



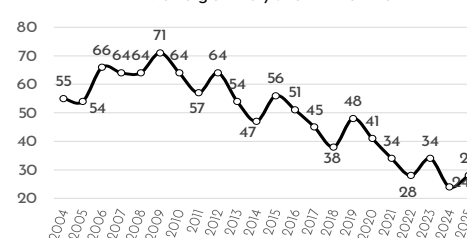
2009 Tax Re-Evaluation
Information compiled from the Garden State Multiple Listing Service. Deemed Reliable but not Guaranteed.

Livingston Yearly Market Trends

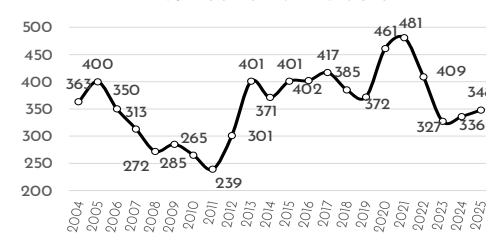
Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold



© 2004-2026 Copyright Protected. All Rights Reserved

Not intended to solicit a property already listed.