

Livingston

May 2025 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Assessment	SP:AV
1	4111 Pointe Gate Drive B4	OneFloor	2	2.1	12	\$568,900	\$568,900	\$550,000	96.68%	\$475,600	1.16
2	4212 Pointe Gate Drive B4	OneFloor	3	2.1	17	\$599,000	\$599,000	\$562,000	93.82%	\$526,200	1.07
3	32 W McClellan Avenue	SplitLev	3	1.1	20	\$630,000	\$630,000	\$740,000	117.46%	\$384,500	1.92
4	23 Concord Drive	Colonial	3	1.0	8	\$649,000	\$649,000	\$782,000	120.49%	\$435,300	1.80
5	8 W Lawn Road	Colonial	3	2.1	9	\$789,000	\$789,000	\$800,000	101.39%	\$568,300	1.41
6	1205 Town Center Way	OneFloor	2	2.1	10	\$775,000	\$775,000	\$815,000	105.16%	\$563,100	1.45
7	4 Drummond Terrace	Colonial	4	4.1	24	\$850,000	\$850,000	\$875,000	102.94%	\$994,200	0.88
8	111 Regal Boulevard	TwnIntUn	3	2.1	8	\$790,000	\$790,000	\$875,000	110.76%	\$536,000	1.63
9	29 Ambrosia Court	TwnIntUn	4	3.1	23	\$825,000	\$825,000	\$880,000	106.67%	\$542,800	1.62
10	2 Braeburn Court	TwnEndUn	3	3.1	1	\$880,000	\$880,000	\$880,000	100.00%	\$571,500	1.54
11	12 Haralson Court	TwnIntUn	4	3.1	11	\$885,000	\$885,000	\$885,000	100.00%	\$591,300	1.50
12	606 Kensington Lane	TwnEndUn	3	2.1	14	\$849,900	\$849,900	\$894,000	105.19%	\$552,100	1.62
13	24 Fieldstone Drive	Bi-Level	4	1.1	16	\$825,000	\$825,000	\$950,000	115.15%	\$510,500	1.86
14	9 Haralson Court	TwnEndUn	4	3.1	13	\$929,000	\$929,000	\$950,000	102.26%	\$622,800	1.53
15	34 Oakwood Avenue	Colonial	4	3.0	7	\$749,000	\$749,000	\$988,000	131.91%	\$625,400	1.58
16	34 Winchester Road	Colonial	4	2.1	11	\$980,000	\$980,000	\$1,050,000	107.14%	\$526,000	2.00
17	47 Edgemere Road	Bi-Level	4	2.0	7	\$899,900	\$899,900	\$1,080,000	120.01%	\$493,300	2.19
18	8 Arbor Court	Contemp	3	2.1	10	\$1,100,000	\$1,100,000	\$1,125,000	102.27%	\$618,700	1.82
19	11 Yorktown Terrace	Colonial	4	2.1	2	\$879,900	\$879,900	\$1,128,000	128.20%	\$524,700	2.15
20	29 Shadowlawn Drive	SplitLev	4	2.1	7	\$975,000	\$975,000	\$1,251,000	128.31%	\$570,900	2.19
21	9 White Oak Drive	SplitLev	4	2.1	64	\$999,999	\$999,999	\$1,260,000	126.00%	\$574,000	2.20
22	13 Rossmore Terrace	SplitLev	4	2.1	8	\$1,125,000	\$1,125,000	\$1,300,000	115.56%	\$517,100	2.51
23	85 W McClellan Avenue	Bi-Level	6	3.0	0	\$1,500,000	\$1,500,000	\$1,500,000	100.00%	\$1,005,600	1.49
24	35 East Drive	Colonial	4	2.1	10	\$1,349,000	\$1,349,000	\$1,510,000	111.93%	\$738,400	2.04
25	4 Longacre Drive	Colonial	5	3.0	14	\$1,349,000	\$1,349,000	\$1,510,000	111.93%	New	

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26	28 Heron Road	SplitLev	5	5.1	16	\$1,625,000	\$1,625,000	\$1,705,000	104.92%	New	
27	114 Sycamore Avenue	Colonial	5	4.1	23	\$1,699,000	\$1,699,000	\$1,760,000	103.59%	New	
28	27 Cherry Hill Road	Custom	5	4.1	13	\$1,500,000	\$1,500,000	\$1,800,000	120.00%	\$774,200	2.32
29	35 Crescent Road	Colonial	6	5.0	6	\$1,850,000	\$1,850,000	\$1,850,000	100.00%	New	
30	16 Hawthorne Drive	Colonial	6	5.1	24	\$1,850,000	\$1,875,000	\$1,850,000	98.67%	New	
31	39 Hazelwood Avenue	Colonial	6	5.1	14	\$1,895,000	\$1,895,000	\$1,933,950	102.06%	New	
32	13 Plymouth Drive	Colonial	5	6.1	20	\$2,499,000	\$2,499,000	\$2,450,000	98.04%	New	
AVERAGE					14	\$1,114,675	\$1,115,456	\$1,202,780	109.02%		1.74

"Active" Listings in Livingston

Number of Units: 50
 Average List Price: \$1,882,318
 Average Days on Market: 57

"Under Contract" Listings in Livingston

Number of Units: 61
 Average List Price: \$1,356,540
 Average Days on Market: 20



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								27
List Price	\$1,356,300	\$1,232,557	\$1,425,568	\$1,302,727	\$1,115,456								\$1,269,647
Sales Price	\$1,396,425	\$1,253,652	\$1,449,053	\$1,365,343	\$1,202,780								\$1,321,573
SP:LP%	106.12%	103.25%	103.77%	107.05%	109.02%								106.22%
SP to AV	1.65	1.57	1.72	1.65	1.74								1.67
# Units Sold	20	23	19	33	32								127
3 Mo Rate of Ab	1.77	2.12	1.92	1.82	2.00								1.93
Active Listings	40	45	43	50	50								46
Under Contracts	38	47	59	63	61								54

Flashback! YTD 2024 vs YTD 2025

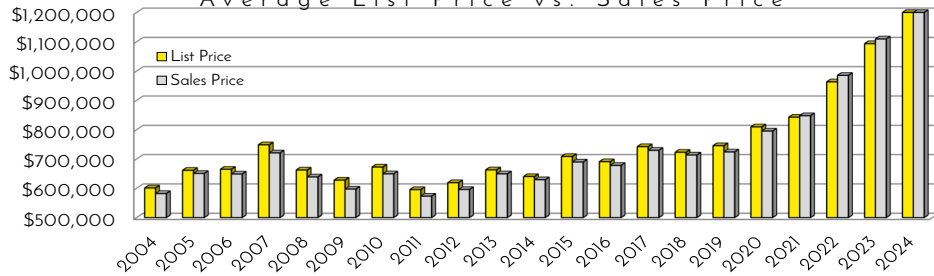
YTD	2024	2025	% Change
DOM	29	27	-8.22%
Sales Price	\$1,234,725	\$1,321,573	7.03%
LP:SP	105.65%	106.22%	0.54%
SP:AV	1.48	1.67	12.95%



YTD	2024	2025	% Change
# Units Sold	112	127	13.39%
Rate of Ab 3 Mo	2.44	1.93	-21.19%
Actives	43	46	5.56%
Under Contracts	49	54	9.39%

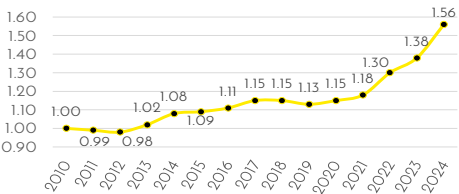
Livingston Yearly Market Trends

Average List Price vs. Sales Price

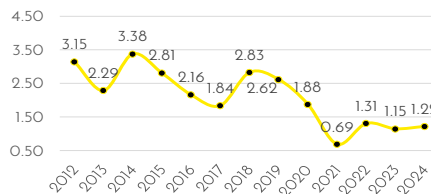


Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
LP	\$601K	\$661K	\$665K	\$748K	\$662K	\$628K	\$672K	\$596K	\$619K	\$663K	\$640K	\$615K	\$691K	\$742K	\$723K	\$745K	\$810K	\$843K	\$963K	\$1,094M	\$1,205K
SP	\$582K	\$651K	\$649K	\$721K	\$639K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

Sales Price to Assessed Value Ratio

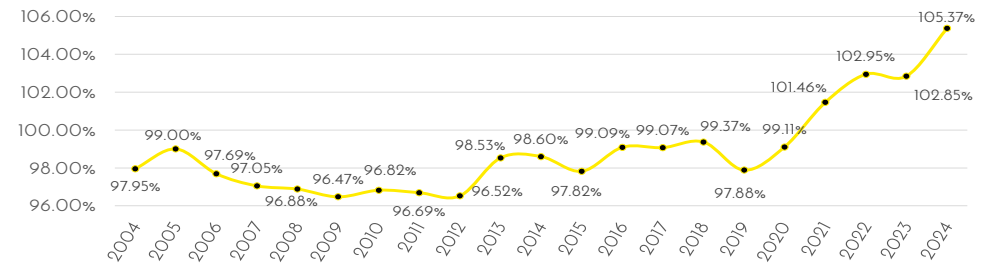


12 Month Rate of Absorption

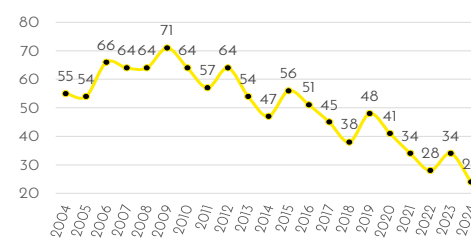


Livingston Yearly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

