

Livingston

June 2025 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Assessment	SP:AV
1	3201 Pointe Gate Drive B3	MultiFlr	2	2.0	59	\$540,000	\$540,000	\$530,000	98.15%	\$522,700	1.01
2	21 Passaic Avenue	Colonial	3	1.1	67	\$619,900	\$609,900	\$607,000	99.52%	\$339,900	1.79
3	719 Regal Boulevard	TwndEndUn	2	2.0	8	\$675,000	\$675,000	\$710,000	105.19%	\$441,400	1.61
4	30 Dougal Avenue	Colonial	4	2.1	10	\$699,000	\$699,000	\$790,000	113.02%	\$457,600	1.73
5	29 E Cedar Street	SplitLev	3	2.0	10	\$699,000	\$699,000	\$850,000	121.60%	\$390,300	2.18
6	95 Fellswood Drive	SeeRem	3	1.0	1	\$850,000	\$850,000	\$850,000	100.00%	\$439,600	1.93
7	102 N Livingston Avenue	Ranch	3	2.0	14	\$699,000	\$699,000	\$900,000	128.76%	\$396,000	2.27
8	20 Hampton Terrace	SplitLev	3	2.1	6	\$850,000	\$850,000	\$901,000	106.00%	\$574,200	1.57
9	224 E Northfield Road	Custom	4	3.0	2	\$949,000	\$949,000	\$950,000	100.11%	New	
10	1 Breton Place	SplitLev	4	2.1	13	\$949,900	\$949,900	\$989,900	104.21%	\$620,800	1.59
11	511 Binghampton Lane	TwndEndUn	3	2.1	1	\$1,075,000	\$1,075,000	\$1,090,000	101.40%	\$763,600	1.43
12	9 Bowling Drive	Bi-Level	5	2.0	10	\$959,000	\$959,000	\$1,130,000	117.83%	\$587,400	1.92
13	2 Wingate Drive	Colonial	4	2.1	39	\$979,999	\$979,999	\$1,150,000	117.35%	\$705,800	1.63
14	3 Tiffany Drive	Colonial	4	2.1	12	\$999,000	\$999,000	\$1,170,000	117.12%	\$666,800	1.75
15	8 Hampton Terrace	SplitLev	3	2.1	6	\$900,000	\$900,000	\$1,200,000	133.33%	\$553,900	2.17
16	47 N Livingston Avenue	Colonial	5	3.1	35	\$1,325,000	\$1,325,000	\$1,253,300	94.59%	Renovated	
17	29 Sycamore Terrace	SplitLev	4	3.0	10	\$1,079,000	\$1,079,000	\$1,275,000	118.16%	\$655,600	1.94
18	59 Wynnewood Road	Bi-Level	4	3.0	9	\$1,025,000	\$1,025,000	\$1,350,000	131.71%	\$721,500	1.87
19	3 Kingston Drive	Colonial	5	3.0	13	\$1,295,000	\$1,295,000	\$1,400,000	108.11%	\$758,400	1.85
20	62 E Cedar Street	Colonial	5	4.0	16	\$1,299,000	\$1,299,000	\$1,510,000	116.24%	Renovated	

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21	168 N Livingston Avenue	Colonial	6	5.0	98	\$1,499,000	\$1,499,000	\$1,530,000	102.07%	New	
22	17 Aspen Drive	Custom	5	4.1	8	\$1,600,000	\$1,600,000	\$1,600,000	100.00%	\$795,500	2.01
23	51 Stonewall Drive	Ranch	3	3.1	1	\$1,650,000	\$1,650,000	\$1,625,000	98.48%	\$848,400	1.92
24	61 Washington Court	Colonial	5	4.0	1	\$1,625,000	\$1,625,000	\$1,625,000	100.00%	New	
25	77 Edgemere Road	Colonial	4	3.1	1	\$1,399,999	\$1,399,999	\$1,700,000	121.43%	\$810,800	2.10
26	2 Rainbow Ridge Drive	RanchExp	4	4.1	54	\$2,195,000	\$1,895,000	\$1,810,000	95.51%	\$1,018,600	1.78
27	52 E McClellan Avenue	Contemp	6	5.1	18	\$1,899,000	\$1,899,000	\$1,875,000	98.74%	New	
28	37 Bryant Drive	Colonial	4	4.1	9	\$1,649,000	\$1,649,000	\$1,905,000	115.52%	\$946,300	2.01
29	21 Post Lane	Contemp	5	4.2	23	\$2,250,000	\$2,250,000	\$2,100,000	93.33%	\$1,169,000	1.80
30	37 Wardell Road	Colonial	6	5.1	35	\$2,299,000	\$2,299,000	\$2,299,000	100.00%	New	
31	3 Torrence Drive	Colonial	7	6.1	5	\$2,450,000	\$2,450,000	\$2,450,000	100.00%	New	
32	27 Coventry Road	Colonial	7	6.1	1	\$2,500,000	\$2,500,000	\$2,500,000	100.00%	\$1,449,300	1.72
33	3 Windermere Court	Colonial	6	5.2	13	\$2,750,000	\$2,750,000	\$2,950,000	107.27%	\$2,156,200	1.37
AVERAGE					18	\$1,340,388	\$1,330,994	\$1,411,370	108.02%		1.80

"Active" Listings in Livingston

Number of Units: 53
 Average List Price: \$1,845,736
 Average Days on Market: 58

"Under Contract" Listings in Livingston

Number of Units: 65
 Average List Price: \$1,356,382
 Average Days on Market: 25

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	18							25
List Price	\$1,356,300	\$1,232,557	\$1,425,568	\$1,302,727	\$1,115,456	\$1,330,994							\$1,282,300
Sales Price	\$1,396,425	\$1,253,652	\$1,449,053	\$1,365,343	\$1,202,780	\$1,411,370							\$1,340,094
SP:LP%	106.12%	103.25%	103.77%	107.05%	109.02%	108.02%							106.59%
SP to AV	1.65	1.57	1.72	1.65	1.74	1.80							1.70
# Units Sold	20	23	19	33	32	33							160
3 Mo Rate of Ab	1.77	2.12	1.92	1.82	2.00	1.57							1.87
Active Listings	40	45	43	50	50	53							47
Under Contracts	38	47	59	63	61	65							56

Flashback! YTD 2024 vs YTD 2025

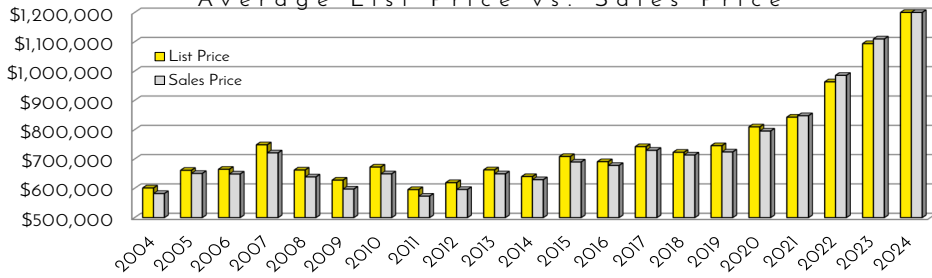
YTD	2024	2025	% Change
DOM	29	25	-13.25%
Sales Price	\$1,250,477	\$1,340,094	7.17%
LP:SP	105.31%	106.59%	1.22%
SP:AV	1.50	1.70	13.39%



YTD	2024	2025	% Change
# Units Sold	139	160	15.11%
Rate of Ab 3 Mo	2.30	1.87	-18.84%
Actives	44	47	6.84%
Under Contracts	53	56	4.72%

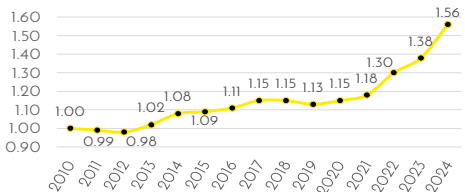
Livingston Yearly Market Trends

Average List Price vs. Sales Price

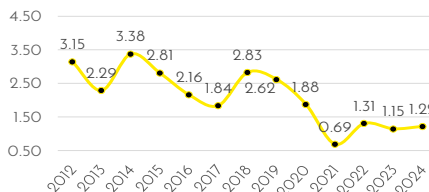


Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
LP	\$601K	\$661K	\$665K	\$748K	\$662K	\$628K	\$672K	\$596K	\$619K	\$663K	\$640K	\$615K	\$691K	\$742K	\$723K	\$745K	\$810K	\$843K	\$963K	\$1,094M	\$1,205K
SP	\$582K	\$651K	\$649K	\$721K	\$639K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

Sales Price to Assessed Value Ratio

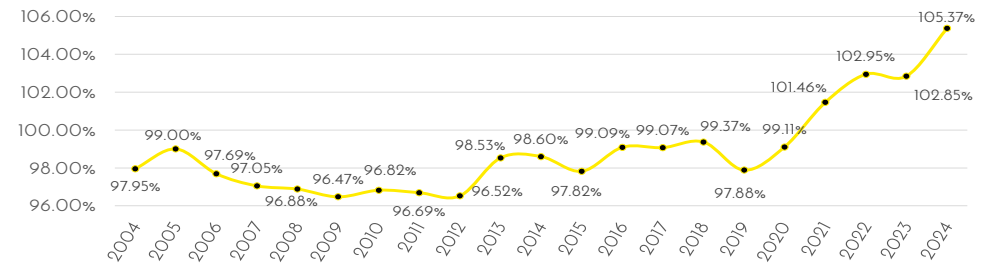


12 Month Rate of Absorption

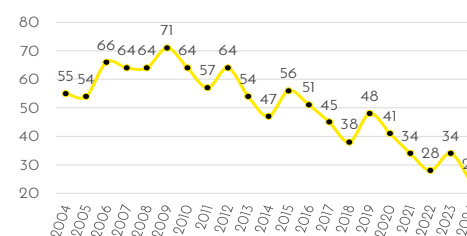


Livingston Yearly Market Trends

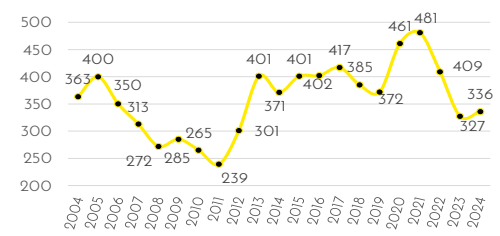
Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold



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.