

Livingston

July 2025 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Assessment	SP:AV
1	4112 Pointe Gate Drive	HighRise	2	2.0	12	\$395,000	\$395,000	\$395,000	100.00%	\$469,300	0.84
2	1108 Pointe Gate Drive	TwnEndUn	2	2.1	123	\$679,000	\$599,000	\$580,000	96.83%	\$521,700	1.11
3	618 Turlington Court	TwnIntUn	2	2.1	12	\$675,000	\$675,000	\$680,000	100.74%	\$495,300	1.37
4	44 Lincoln Avenue	CapeCod	3	2.0	12	\$699,000	\$699,000	\$720,000	103.00%	\$426,400	1.69
5	48 Lincoln Avenue	CapeCod	4	2.0	9	\$599,900	\$599,900	\$725,000	120.85%	\$439,200	1.65
6	7 Concord Drive	Colonial	4	2.1	11	\$699,000	\$699,000	\$750,000	107.30%	\$444,300	1.69
7	509 Kensington Lane	TwnIntUn	3	2.1	20	\$845,000	\$845,000	\$830,000	98.22%	\$536,000	1.55
8	5 Sterling Drive	CapeCod	4	1.1	16	\$775,000	\$775,000	\$864,000	111.48%	\$506,100	1.71
9	178 Walnut Street	Colonial	3	2.0	6	\$799,900	\$799,900	\$875,000	109.39%	\$582,400	1.50
10	10 Arthur Terrace	CapeCod	3	4.0	7	\$725,000	\$725,000	\$900,000	124.14%	\$462,400	1.95
11	23 Haralson Court	TwnIntUn	4	3.1	16	\$875,000	\$875,000	\$910,000	104.00%	\$579,100	1.57
12	3 Marlo Road	Bi-Level	4	2.1	13	\$799,000	\$799,900	\$915,000	114.39%	\$531,000	1.72
13	55 Springbrook Road	Ranch	3	2.0	12	\$699,000	\$699,000	\$920,000	131.62%	\$584,700	1.57
14	52 Congressional Parkway	SplitLev	4	3.0	6	\$869,900	\$869,900	\$925,000	106.33%	\$581,700	1.59
15	53 Edgemere Road	Bi-Level	4	2.0	26	\$879,000	\$879,000	\$925,000	105.23%	\$462,100	2.00
16	97 Kimball Avenue	Ranch	4	1.0	103	\$775,000	\$900,000	\$950,000	105.56%	\$454,400	2.09
17	62 Bryant Drive	SplitLev	3	2.0	11	\$799,900	\$799,900	\$970,000	121.27%	\$493,000	1.97
18	12 Tilden Court	Bi-Level	4	2.1	16	\$1,180,000	\$1,180,000	\$1,020,000	86.44%	\$585,200	1.74
19	35 Alcott Drive	SplitLev	4	2.2	36	\$1,080,000	\$1,080,000	\$1,080,000	100.00%	\$597,500	1.81
20	23 Wychwood Road	SplitLev	5	2.1	20	\$1,275,000	\$1,175,000	\$1,080,000	91.91%	\$724,600	1.49
21	10 Oxford Drive	Ranch	3	2.0	12	\$999,900	\$999,900	\$1,100,000	110.01%	\$557,500	1.97
22	17 Sparrow Drive	SplitLev	4	3.0	22	\$999,900	\$999,900	\$1,150,000	115.01%	New	
23	52 Sykes Avenue	SplitLev	4	3.0	15	\$987,555	\$987,555	\$1,200,000	121.51%	\$550,800	2.18
24	71 Glendale Avenue	Bi-Level	4	3.0	9	\$915,000	\$915,000	\$1,200,000	131.15%	\$521,700	2.30
25	14 Pebble Beach Drive	TwnEndUn	3	3.1	1	\$1,200,000	\$1,200,000	\$1,255,000	104.58%	\$760,000	1.65
26	2 Chaucer Court	Colonial	4	2.1	9	\$1,300,000	\$1,300,000	\$1,360,000	104.62%	\$612,300	2.22
27	15 Crossbrook Place	SplitLev	4	2.1	13	\$1,160,000	\$1,160,000	\$1,375,000	118.53%	\$620,400	2.22
28	4 Stonewall Drive	Ranch	4	3.0	1	\$1,420,000	\$1,420,000	\$1,420,000	100.00%	\$718,000	1.98
29	91 N Hillside Avenue	SplitLev	4	3.1	7	\$1,400,000	\$1,400,000	\$1,500,000	107.14%	\$860,400	1.74
30	55 Rockledge Drive	Custom	4	3.1	1	\$1,525,000	\$1,525,000	\$1,525,000	100.00%	\$886,500	1.72

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Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Assessment	SP:AV
31	13 Stonewall Drive	SplitLev	4	3.0	8	\$1,399,000	\$1,399,000	\$1,630,000	116.51%	\$846,800	1.92
32	2 Schindler Way	Colonial	4	2.1	8	\$1,550,000	\$1,550,000	\$1,650,000	106.45%	\$899,600	1.83
33	82 Fellswood Drive	Colonial	6	5.1	46	\$1,749,000	\$1,799,000	\$1,700,000	94.50%	New	
34	8 Iroquois Drive	Colonial	5	2.1	8	\$1,725,000	\$1,725,000	\$1,914,750	111.00%	\$970,600	1.97
35	3 Vanderbilt Drive	RanchExp	6	5.1	17	\$1,599,000	\$1,599,000	\$2,015,500	126.05%	\$1,300,000	1.55
36	6 Heather Lane	Contemp	5	5.1	9	\$1,900,000	\$1,900,000	\$2,200,000	115.79%	\$1,235,700	1.78
37	21 Sycamore Terrace	Colonial	5	6.1	1	\$2,395,000	\$2,395,000	\$2,395,000	100.00%	\$1,204,600	1.99
38	8 Rainbow Ridge Drive	Contemp	6	5.1	79	\$2,950,000	\$2,750,000	\$2,500,000	90.91%	\$1,516,500	1.65
39	30 Mountain Ridge Drive	Colonial	4	3.1	10	\$2,249,000	\$2,249,000	\$2,502,000	111.25%	\$1,361,500	1.84
40	27 Chelsea Drive	Custom	5	6.2	62	\$2,995,000	\$2,995,000	\$2,900,000	96.83%	\$2,068,100	1.40
41	9 Tulane Drive	Colonial	5	5.2	17	\$3,200,000	\$3,200,000	\$3,100,000	96.88%	\$2,453,300	1.26
42	87 Chestnut Street S	Colonial	9	8.1	44	\$3,800,000	\$3,800,000	\$3,700,000	97.37%	\$2,000,000	1.85
AVERAGE					21	\$1,322,428	\$1,317,568	\$1,388,244	107.50%		1.74

"Active" Listings in Livingston

Number of Units: 48
Average List Price: \$1,954,723
Average Days on Market: 53

"Under Contract" Listings in Livingston

Number of Units: 60
Average List Price: \$1,315,367
Average Days on Market: 32

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	21						24
List Price	\$1,356,300	\$1,232,557	\$1,425,568	\$1,302,727	\$1,115,456	\$1,330,994	\$1,317,568						\$1,289,633
Sales Price	\$1,396,425	\$1,253,652	\$1,449,053	\$1,365,343	\$1,202,780	\$1,411,370	\$1,388,244						\$1,350,105
SP:LP%	106.12%	103.25%	103.77%	107.05%	109.02%	108.02%	107.50%						106.78%
SP to AV	1.65	1.57	1.72	1.65	1.74	1.80	1.74						1.71
# Units Sold	20	23	19	33	32	33	42						202
3 Mo Rate of Ab	1.77	2.12	1.92	1.82	2.00	1.57	1.59						1.83
Active Listings	40	45	43	50	50	53	48						47
Under Contracts	38	47	59	63	61	65	60						56

Flashback! YTD 2024 vs YTD 2025

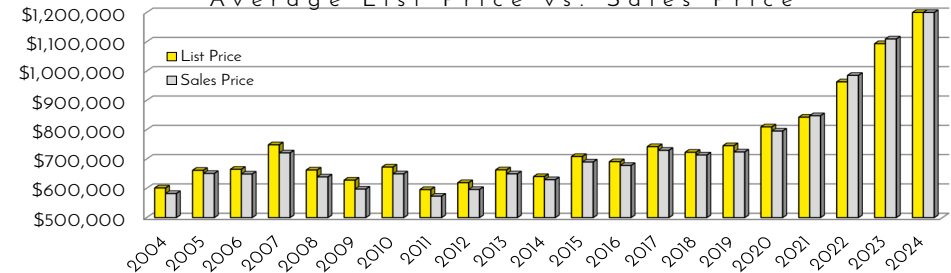
YTD	2024	2025	% Change
DOM	26	24	-6.10%
Sales Price	\$1,245,117	\$1,350,105	8.43%
LP:SP	106.03%	106.78%	0.71%
SP:AV	1.54	1.71	11.22%



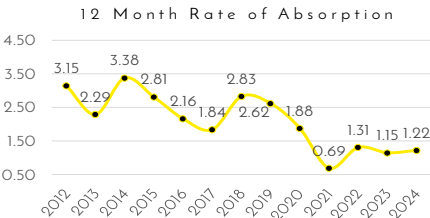
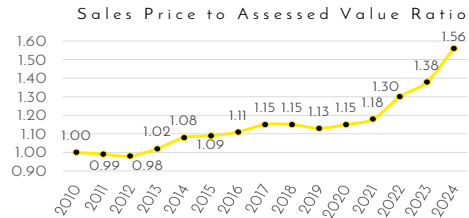
YTD	2024	2025	% Change
# Units Sold	181	202	11.60%
Rate of Ab 3 Mo	2.13	1.83	-14.16%
Actives	43	47	8.94%
Under Contracts	55	56	2.08%

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
SP	\$582K	\$610K	\$665K	\$748K	\$662K	\$672K	\$596K	\$619K	\$663K	\$640K	\$615K	\$691K	\$742K	\$723K	\$745K	\$810K	\$843K	\$963K	\$1,094M	\$1,205K	\$1,248M



Livingston Yearly Market Trends

Sales Price to List Price Ratios

