

Livingston

December 2025 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Assessment	SP:AV
1	5101 Pointe Gate Drive	OneFloor	2	2.0	14	\$435,000	\$435,000	\$450,000	103.45%	\$469,300	0.96
2	4403 Pointe Gate Drive	OneFloor	2	2.1	6	\$559,000	\$559,000	\$605,000	108.23%	\$523,400	1.16
3	5405 Pointe Gate Drive	OneFloor	2	2.1	1	\$715,000	\$715,000	\$715,000	100.00%	\$556,600	1.28
4	46 W Lawn Road	CapeCod	4	2.0	1	\$749,000	\$749,000	\$750,000	100.13%	\$498,200	1.51
5	15 Highland Drive	Ranch	3	2.1	15	\$889,000	\$889,000	\$810,000	91.11%	\$548,100	1.48
6	15 Oakwood Avenue	CapeCod	2	1.0	9	\$775,000	\$775,000	\$830,000	107.10%	\$368,600	2.25
7	28 Lexington Drive	Colonial	4	2.1	12	\$799,000	\$799,000	\$862,500	107.95%	\$484,500	1.78
8	29 Herbert Terrace	Colonial	4	2.1	21	\$878,000	\$878,000	\$865,000	98.52%	\$518,700	1.67
9	35a Amelia Avenue	Colonial	3	2.0	25	\$889,900	\$889,900	\$882,000	99.11%	\$555,000	1.59
10	18 Claremont Avenue	SplitLev	4	2.0	41	\$949,000	\$899,000	\$885,000	98.44%	\$562,600	1.57
11	61 Hazel Avenue	Colonial	4	2.0	15	\$925,000	\$925,000	\$935,000	101.08%	\$496,900	1.88
12	305 Binghampton Lane	TwnIntUn	3	2.1	15	\$950,000	\$950,000	\$990,000	104.21%	\$648,500	1.53
13	4 Foxcroft Drive	RanchRas	3	2.1	4	\$1,070,000	\$1,070,000	\$1,070,000	100.00%	\$640,000	1.67
14	7 Swan Road	Colonial	5	4.0	71	\$1,300,000	\$1,150,000	\$1,150,000	100.00%	New	
15	11 Shadowlawn Drive	Bi-Level	3	2.1	38	\$1,200,000	\$1,200,000	\$1,200,000	100.00%	\$628,900	1.91
16	22 Tilden Court	Bi-Level	5	3.0	49	\$1,150,000	\$1,150,000	\$1,225,000	106.52%	\$646,200	1.90
17	40 Byron Place	Bi-Level	4	3.0	13	\$1,175,000	\$1,175,000	\$1,225,000	104.26%	\$583,000	2.10
18	8 Driftwood Drive	Ranch	5	5.1	140	\$1,999,000	\$1,999,000	\$1,800,000	90.05%	\$1,175,600	1.53
19	1 Relkin Road	Custom	6	3.1	9	\$1,595,000	\$1,595,000	\$1,800,000	112.85%	\$1,070,400	1.68
20	28 Hazelwood Avenue	Colonial	6	5.0	1	\$2,000,000	\$2,000,000	\$2,000,000	100.00%	New	
21	76 Springbrook Road	Colonial	6	5.1	90	\$2,450,000	\$2,399,000	\$2,285,000	95.25%	New	
22	22 Tuxedo Drive	Colonial	6	6.1	260	\$2,400,000	\$2,400,000	\$2,400,000	100.00%	New	
23	19 Hearthstone Terrace	Custom	7	7.1	12	\$3,175,000	\$3,175,000	\$2,999,000	94.46%	New	
AVERAGE					37	\$1,262,039	\$1,251,126	\$1,249,283	100.99%		1.64

"Active" Listings in Livingston

Number of Units: 26
Average List Price: \$2,176,962
Average Days on Market: 91

"Under Contract" Listings in Livingston

Number of Units: 40
Average List Price: \$1,383,975
Average Days on Market: 46

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	36	29	36	25	37	28
List Price	\$1,356,300	\$1,232,557	\$1,425,568	\$1,302,727	\$1,115,456	\$1,330,994	\$1,317,568	\$1,361,309	\$1,187,754	\$1,388,556	\$1,310,536	\$1,251,126	\$1,299,748
Sales Price	\$1,396,425	\$1,253,652	\$1,449,053	\$1,365,343	\$1,202,780	\$1,411,370	\$1,388,244	\$1,386,462	\$1,212,583	\$1,393,259	\$1,323,409	\$1,249,283	\$1,340,939
SP:LP%	106.12%	103.25%	103.77%	107.05%	109.02%	108.02%	107.50%	103.13%	103.74%	102.79%	102.32%	100.99%	105.07%
SP to AV	1.65	1.57	1.72	1.65	1.74	1.80	1.74	1.72	1.71	1.63	1.65	1.64	1.70
# Units Sold	20	23	19	33	32	33	42	45	24	32	22	23	348
3 Mo Rate of Ab	1.77	2.12	1.92	1.82	2.00	1.57	1.59	1.16	1.50	1.59	1.41	1.12	1.63
Active Listings	40	45	43	50	50	53	48	50	55	46	38	26	45
Under Contracts	38	47	59	63	61	65	60	41	44	45	45	40	51

Flashback! YTD 2024 vs YTD 2025

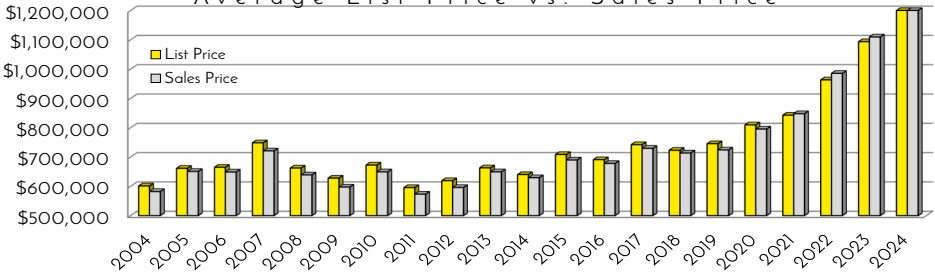
YTD	2024	2025	% Change
DOM	24	28	15.55%
Sales Price	\$1,247,635	\$1,340,939	7.48%
LP:SP	105.37%	105.07%	-0.29%
SP:AV	1.56	1.70	9.00%



YTD	2024	2025	% Change
# Units Sold	336	348	3.57%
Rate of Ab 3 Mo	1.81	1.63	-9.73%
Actives	42	45	7.09%
Under Contracts	50	51	0.66%

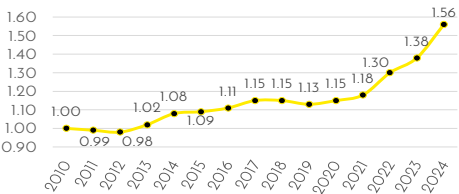
Livingston Yearly Market Trends

Average List Price vs. Sales Price

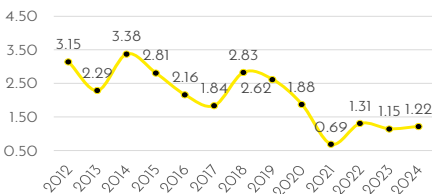


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
LP	\$601K	\$661K	\$665K	\$748K	\$662K	\$628K	\$672K	\$596K	\$619K	\$663K	\$640K	\$615K	\$691K	\$742K	\$723K	\$745K	\$810K	\$843K	\$963K	\$1,094M	\$1,205K
SP	\$582K	\$651K	\$649K	\$721K	\$639K	\$597K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

Sales Price to Assessed Value Ratio

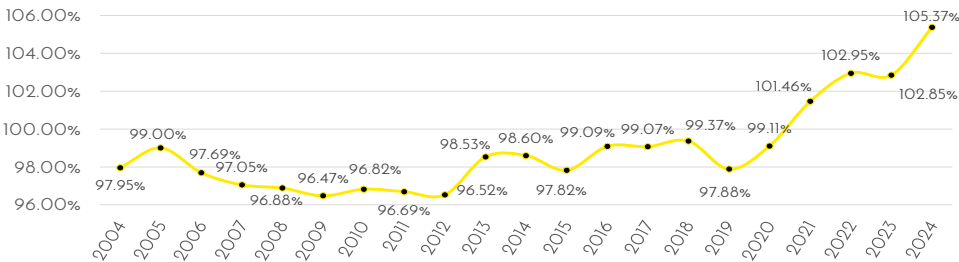


12 Month Rate of Absorption

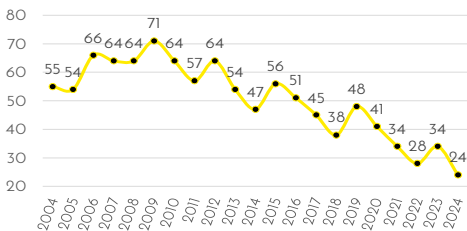


Livingston Yearly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

