

Livingston

February 2026 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Assessment	SP:AV
1	19 Dogwood Terrace	CapeCod	2	1.0	1	\$575,000	\$575,000	\$575,000	100.00%	\$373,500	1.54
2	6 Arrow Drive	Ranch	3	2.1	48	\$724,999	\$724,999	\$755,000	104.14%	\$595,900	1.27
3	120 Meadowbrook Road	Custom	4	2.0	13	\$799,000	\$799,000	\$814,000	101.88%	\$449,100	1.81
4	24 E Harrison Place	Colonial	3	1.1	22	\$799,000	\$799,000	\$815,888	102.11%	\$476,400	1.71
5	36 Cortland Court	TwndEndUn	4	2.1	87	\$919,000	\$879,000	\$858,000	97.61%	\$604,500	1.42
6	29 Sycamore Avenue	Ranch	4	2.0	15	\$750,000	\$750,000	\$900,000	120.00%	\$562,500	1.60
7	91 Keyes Road	Colonial	3	2.2	21	\$799,000	\$799,000	\$900,000	112.64%	\$596,200	1.51
8	51 Winchester	Bi-Level	3	2.1	1	\$925,000	\$925,000	\$925,000	100.00%	\$519,800	1.78
9	44 Laurel Avenue	SplitLev	4	2.1	1	\$1,090,000	\$1,090,000	\$1,090,000	100.00%	\$551,500	1.98
10	7 Concord Drive	Colonial	5	3.1	27	\$1,388,000	\$1,388,000	\$1,300,000	93.66%	New	
11	19 Park Drive	Bi-Level	3	3.1	17	\$1,599,000	\$1,599,000	\$1,555,000	97.25%	Renovated	
12	8 Vanderbilt Drive	Contemp	5	5.1	100	\$2,250,000	\$1,985,000	\$1,800,000	90.68%	\$1,129,400	1.59
13	4 Maplewood Drive	Colonial	6	5.1	24	\$1,999,000	\$1,999,000	\$1,860,000	93.05%	New	
14	6 Norman Court	Colonial	4	4.1	15	\$1,899,000	\$1,899,000	\$1,999,999	105.32%	\$1,178,000	1.70
15	8 Montgomery Road	Colonial	5	5.1	27	\$2,100,000	\$2,100,000	\$2,100,000	100.00%	New	
16	22 Brookside Place	Colonial	6	5.2	84	\$2,399,000	\$2,399,000	\$2,375,000	99.00%	New	
17	19 Tilden Court	Colonial	6	6.1	2	\$2,400,000	\$2,400,000	\$2,375,000	98.96%	New	
18	60 Baker Road	Colonial	6	6.1	41	\$3,195,000	\$3,195,000	\$2,999,000	93.87%	New	
AVERAGE					30	\$1,478,333	\$1,461,389	\$1,444,272	100.56%		1.63

"Active" Listings in Livingston

Number of Units: 31
 Average List Price: \$2,237,091
 Average Days on Market: 54

"Under Contract" Listings in Livingston

Number of Units: 30
 Average List Price: \$1,502,567
 Average Days on Market: 45

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											34
List Price	\$1,352,783	\$1,461,389											\$1,400,463
Sales Price	\$1,368,956	\$1,444,272											\$1,402,022
SP:LP%	101.55%	100.56%											101.12%
SP to AV	1.76	1.63											1.71
# Units Sold	23	18											41
3 Mo Rate of Ab	1.35	1.52											1.44
Active Listings	32	31											32
Under Contracts	28	30											29

Flashback! YTD 2025 vs YTD 2026

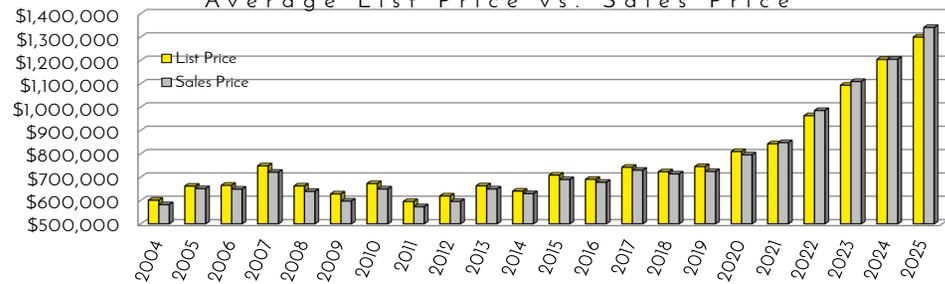
YTD	2025	2026	% Change
DOM	24	34	42.81%
Sales Price	\$1,320,058	\$1,402,022	6.21%
LP:SP	104.58%	101.12%	-3.31%
SP:AV	1.60	1.71	6.47%



YTD	2025	2026	% Change
# Units Sold	43	41	-4.65%
Rate of Ab 3 Mo	1.95	1.44	-26.22%
Actives	43	32	-25.88%
Under Contracts	43	29	-31.76%

Livingston Yearly Market Trends

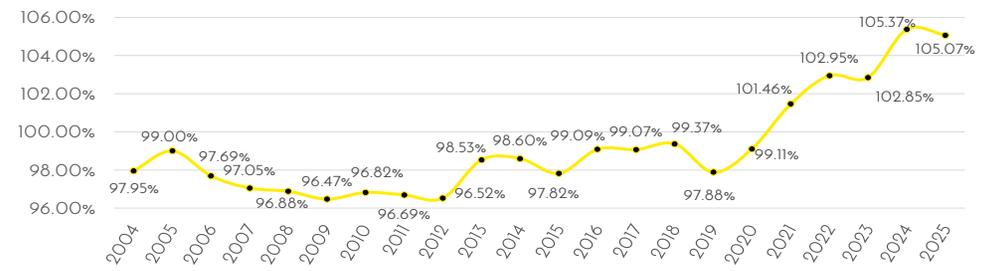
Average List Price vs. Sales Price



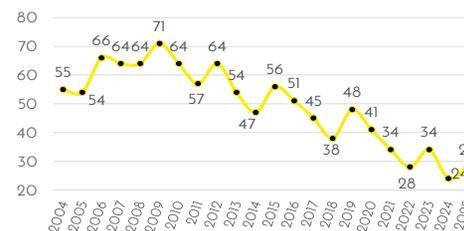
Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
LP	\$601K	\$661K	\$665K	\$748K	\$662K	\$628K	\$672K	\$596K	\$619K	\$663K	\$640K	\$615K	\$691K	\$742K	\$723K	\$745K	\$810K	\$843K	\$963K	\$1,094K	\$1,205K	\$1,300K
SP	\$582K	\$651K	\$649K	\$721K	\$639K	\$597K	\$649K	\$573K	\$596K	\$649K	\$629K	\$653K	\$678K	\$730K	\$714K	\$724K	\$795K	\$848K	\$985K	\$1,110M	\$1,248M	\$1,341M

Livingston Yearly Market Trends

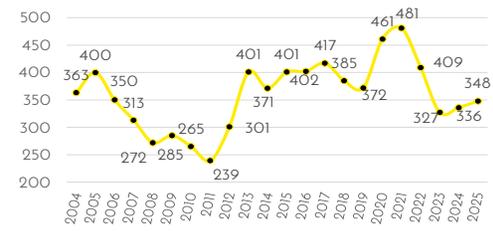
Sales Price to List Price Ratios



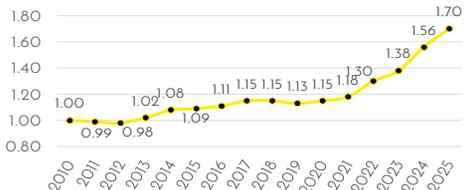
Average Days on Market



Number of Units Sold



Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



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.