

# Livingston

## April 2026 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Assessment	SP:AV
1	204 Edmonton Court	TwnIntUn	2	2.1	14	\$689,000	\$689,000	\$689,000	100.00%	\$518,900	1.33
2	301 Kensington Lane	TwnEndUn	2	2.0	9	\$675,000	\$675,000	\$718,000	106.37%	\$441,400	1.63
3	100 Sycamore Avenue	SplitLev	3	1.1	91	\$799,999	\$799,999	\$799,999	100.00%	\$437,900	1.83
4	7 Carlisle Drive	CapeCod	4	2.0	1	\$645,000	\$645,000	\$819,000	126.98%	\$446,400	1.83
5	25 Edgemere Road	RanchRas	3	1.1	1	\$750,000	\$750,000	\$871,000	116.13%	\$509,700	1.71
6	26 E Harrison Place	Colonial	4	2.1	14	\$875,000	\$875,000	\$920,000	105.14%	\$488,300	1.88
7	54 Carillon Circle	TwnIntUn	3	3.1	7	\$1,049,999	\$1,049,999	\$990,000	94.29%	\$673,900	1.47
8	95 Hillside Avenue	Colonial	5	3.0	14	\$975,000	\$975,000	\$999,000	102.46%	\$572,400	1.75
9	16 Crossbrook Place	Ranch	3	1.2	29	\$945,000	\$975,000	\$1,150,000	117.95%	\$590,700	1.95
10	19 Berkeley Terrace	SplitLev	4	2.1	21	\$975,000	\$975,000	\$1,235,000	126.67%	\$528,300	2.34
11	30 W Lawn Road	Colonial	4	4.1	9	\$1,188,000	\$1,188,000	\$1,300,000	109.43%	Renovated	
12	44 Rumson Road	SplitLev	5	2.1	13	\$1,399,999	\$1,399,999	\$1,440,000	102.86%	\$730,000	1.97
13	25 Midway Drive	Colonial	5	5.1	18	\$1,699,000	\$1,699,000	\$1,699,000	100.00%	New	
14	4 Scott Terrace	Colonial	5	4.1	7	\$1,649,000	\$1,649,000	\$1,750,001	106.12%	\$1,159,000	1.51
15	7 Royal Avenue	Colonial	6	5.0	54	\$1,849,000	\$1,849,000	\$1,820,000	98.43%	New	
16	18 Glendale Avenue	Colonial	6	5.1	17	\$1,850,000	\$1,850,000	\$1,860,000	100.54%	\$1,038,600	1.79
AVERAGE					20	\$1,125,875	\$1,127,750	\$1,191,250	107.09%		1.77

### *"Active"* Listings in Livingston

Number of Units: 52  
 Average List Price: \$1,889,590  
 Average Days on Market: 46

### *"Under Contract"* Listings in Livingston

Number of Units: 50  
 Average List Price: \$1,531,518  
 Average Days on Market: 31

# 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	44	20									33
List Price	\$1,352,783	\$1,461,389	\$1,365,765	\$1,127,750									\$1,333,527
Sales Price	\$1,368,956	\$1,444,272	\$1,398,706	\$1,191,250									\$1,355,688
SP:LP%	101.55%	100.56%	102.98%	107.09%									102.84%
SP to AV	1.76	1.63	1.86	1.77									1.76
# Units Sold	23	18	17	16									74
3 Mo Rate of Ab	1.35	1.52	2.49	3.18									2.14
Active Listings	32	31	47	52									41
Under Contracts	28	30	32	50									35

## Flashback! YTD 2025 vs YTD 2026

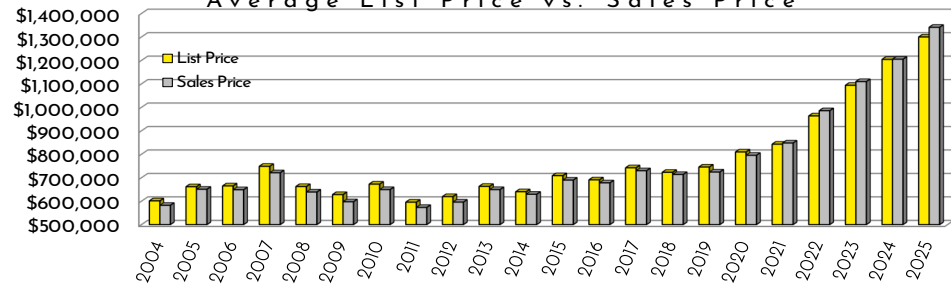
YTD	2025	2026	% Change
DOM	31	33	6.50%
Sales Price	\$1,361,587	\$1,355,688	-0.43%
LP:SP	105.28%	102.84%	-2.32%
SP:AV	1.64	1.76	6.97%



YTD	2025	2026	% Change
# Units Sold	95	74	-22.11%
Rate of Ab 3 Mo	1.91	2.14	11.93%
Actives	45	41	-8.99%
Under Contracts	52	35	-32.37%

### Livingston Yearly Market Trends

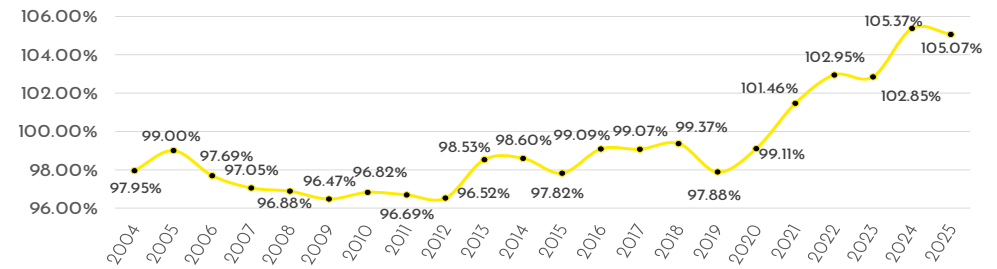
Average List Price vs. Sales Price



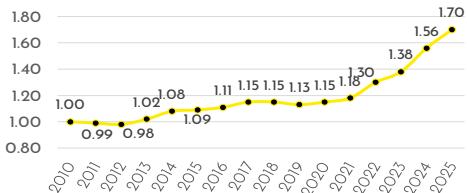
Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
LP	\$601K	\$661K	\$665K	\$748K	\$662K	\$628K	\$672K	\$596K	\$619K	\$663K	\$640K	\$615K	\$691K	\$742K	\$723K	\$745K	\$810K	\$843K	\$963K	\$1,094K	\$1,205K	\$1,300K
SP	\$582K	\$651K	\$649K	\$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

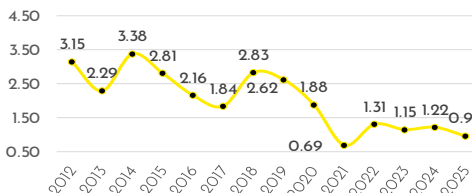
Sales Price to List Price Ratios



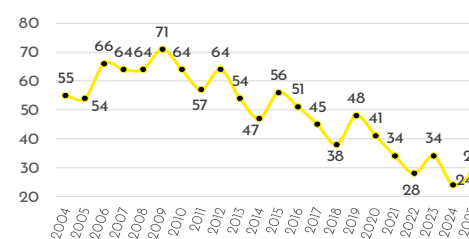
Sales Price to Assessed Value Ratio



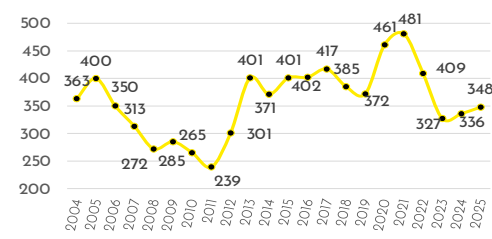
12 Month Rate of Absorption



Average Days on Market



Number of Units Sold



2009 Tax Re-Evaluation

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.