

# Livingston

## May 2026 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Assessment	SP:AV
1	1403 Pointe Gate Drive B1	OneFloor	2	2.0	9	\$450,000	\$450,000	\$476,000	105.78%	\$371,800	1.28
2	14 Intervale Road	CapeCod	2	1.0	15	\$600,000	\$600,000	\$637,000	106.17%	\$352,200	1.81
3	37 Lee Road	CapeCod	3	3.0	10	\$725,000	\$725,000	\$780,000	107.59%	\$484,400	1.61
4	11 S Cedar Parkway	Tudor	3	2.0	23	\$860,000	\$860,000	\$850,000	98.84%	\$507,100	1.68
5	25 Hillside Terrace	CapeCod	3	1.0	12	\$699,000	\$699,000	\$855,000	122.32%	\$470,900	1.82
6	73 Winchester Road	SplitLev	3	1.1	2	\$858,000	\$858,000	\$901,000	105.01%	\$471,000	1.91
7	7 White Oak Drive	SplitLev	3	2.1	1	\$900,000	\$900,000	\$950,000	105.56%	\$536,200	1.77
8	3 Page Place	Colonial	4	2.1	10	\$1,090,000	\$1,090,000	\$1,180,000	108.26%	\$711,800	1.66
9	36 Scarsdale Drive	Colonial	4	2.1	26	\$1,300,000	\$1,300,000	\$1,250,000	96.15%	\$827,700	1.51
10	56 Burnet Street	Ranch	3	1.0	21	\$799,000	\$799,000	\$1,250,000	156.45%	\$488,200	2.56
11	8 Bellcourt Place	TwnIntUn	3	3.2	1	\$1,275,000	\$1,275,000	\$1,290,000	101.18%	\$676,100	1.91
12	3 Sylvan Court	SplitLev	4	3.0	8	\$1,149,000	\$1,149,000	\$1,390,000	120.97%	\$694,000	2.00
13	1 Dellmead Drive	Colonial	4	2.1	10	\$1,399,000	\$1,399,000	\$1,480,000	105.79%	\$891,200	1.66
14	24 Shrewsbury Drive	SplitLev	5	3.1	13	\$1,474,900	\$1,474,900	\$1,500,000	101.70%	Renovated	
15	13 Mount Pleasant Parkway	Colonial	5	3.1	28	\$1,499,000	\$1,499,000	\$1,510,000	100.73%	\$1,120,600	1.35
16	7 Chadwick Road	Ranch	4	3.0	8	\$1,550,000	\$1,550,000	\$1,650,000	106.45%	\$801,100	2.06
17	25 Wardell Road	Colonial	5	5.0	87	\$1,699,000	\$1,699,000	\$1,699,000	100.00%	New	
18	30 Grand Terrace	Colonial	6	5.1	21	\$1,799,000	\$1,799,000	\$1,758,750	97.76%	New	
19	16 Dougal Avenue	Colonial	5	5.1	45	\$1,899,000	\$1,899,000	\$1,875,000	98.74%	New	
20	5 Redwood Road	Colonial	6	5.1	42	\$1,899,000	\$1,899,000	\$1,899,000	100.00%	New	

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21	11 Hawthorne Drive	Colonial	6	6.1	8	\$1,949,000	\$1,999,000	\$1,928,000	96.45%	New	
22	5 Locust Place	Colonial	6	5.1	71	\$2,100,000	\$2,100,000	\$2,125,000	101.19%	New	
23	26 Bennington Road	Colonial	6	5.1	90	\$2,200,000	\$2,200,000	\$2,200,000	100.00%	New	
24	84 Shrewsbury Drive	Contemp	6	4.3	49	\$3,500,000	\$3,500,000	\$3,050,000	87.14%	\$2,055,400	1.48
25	4 Grasmere Ciurt	Custom	6	5.2	10	\$3,295,000	\$3,295,000	\$3,450,000	104.70%	\$2,431,000	1.42
26	17 Belvedere Drive	Contemp	6	6.1	49	\$3,800,000	\$3,800,000	\$3,600,000	94.74%	New	
27	39 Westmount Drive	Colonial	7	8.1	64	\$3,999,999	\$4,198,000	\$4,025,000	95.88%	New	
AVERAGE					27	\$1,658,070	\$1,667,256	\$1,687,361	104.65%		1.73

*"Active"* Listings in Livingston

Number of Units:	70
Average List Price:	\$1,928,197
Average Days on Market:	40

*"Under Contract"* Listings in Livingston

Number of Units:	53
Average List Price:	\$1,331,885
Average Days on Market:	28

# 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	27								32
List Price	\$1,352,783	\$1,461,389	\$1,365,765	\$1,127,750	\$1,667,256								\$1,422,742
Sales Price	\$1,368,956	\$1,444,272	\$1,398,706	\$1,191,250	\$1,687,361								\$1,444,353
SP:LP%	101.55%	100.56%	102.98%	107.09%	104.65%								103.32%
SP to AV	1.76	1.63	1.86	1.77	1.73								1.75
# Units Sold	23	18	17	16	27								101
3 Mo Rate of Ab	1.35	1.52	2.49	3.18	3.59								2.43
Active Listings	32	31	47	52	70								46
Under Contracts	28	30	32	50	53								39

## Flashback! YTD 2025 vs YTD 2026

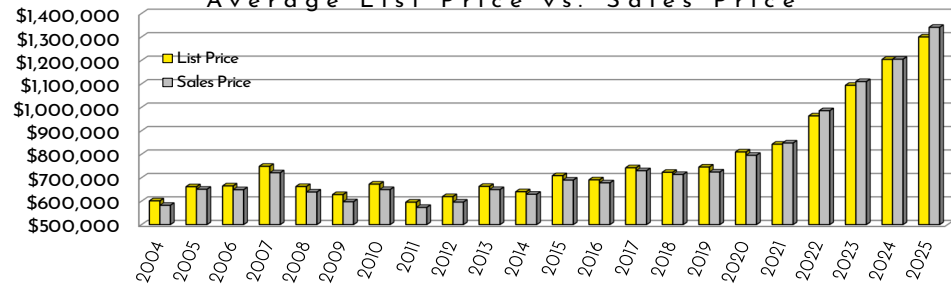
YTD	2025	2026	% Change
DOM	27	32	17.77%
Sales Price	\$1,321,573	\$1,444,353	9.29%
LP:SP	106.22%	103.32%	-2.73%
SP:AV	1.67	1.75	4.90%



YTD	2025	2026	% Change
# Units Sold	127	101	-20.47%
Rate of Ab 3 Mo	1.93	2.43	25.96%
Actives	46	46	0.00%
Under Contracts	54	39	-27.99%

## Livingston Yearly Market Trends

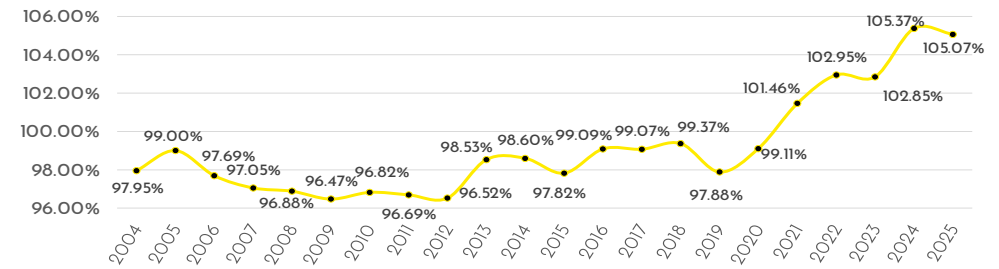
Average List Price vs. Sales Price



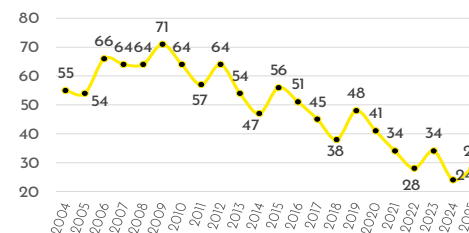
Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
LP	\$601K	\$661K	\$665K	\$748K	\$662K	\$628K	\$672K	\$596K	\$619K	\$663K	\$640K	\$615K	\$691K	\$742K	\$723K	\$745K	\$810K	\$843K	\$963K	\$1,094K	\$1,205K	\$1,300K
SP	\$582K	\$651K	\$649K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

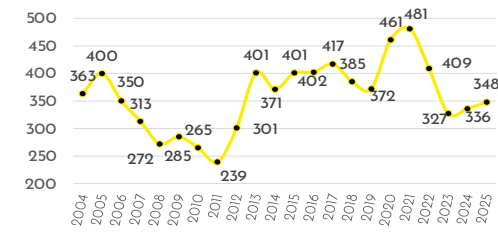
Sales Price to List Price Ratios



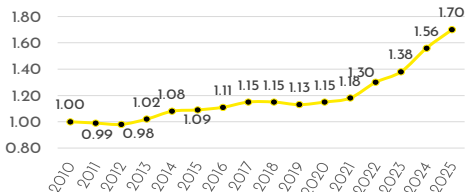
Average Days on Market



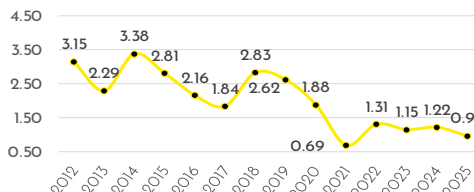
Number of Units Sold



Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



2009 Tax Re-Evaluation

Information compiled from the Garden State Multiple Listing Service. Deemed Reliable but not Guaranteed.

Data only available until 2012

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Not intended to solicit a property already listed.