

# Livingston

## June 2026 Market Snapshot

| Units | Address                     | Style     | Bedrms | Baths | DOM | Orig. List Price | List Price  | Sales Price | SP:LP   | Assessment | SP:AV |
|-------|-----------------------------|-----------|--------|-------|-----|------------------|-------------|-------------|---------|------------|-------|
| 1     | 5205 Pointe Gate Drive      | OneFloor  | 2      | 2.1   | 14  | \$650,000        | \$650,000   | \$675,000   | 103.85% | \$558,300  | 1.21  |
| 2     | 717 Regal Boulevard         | TwndEndUn | 2      | 2.1   | 68  | \$699,000        | \$699,000   | \$711,000   | 101.72% | \$522,500  | 1.36  |
| 3     | 317 Kensington Lane         | TwndEndUn | 2      | 2.1   | 46  | \$775,000        | \$725,000   | \$715,000   | 98.62%  | \$487,700  | 1.47  |
| 4     | 28 Berkeley Place           | CapeCod   | 3      | 1.1   | 10  | \$699,000        | \$699,000   | \$770,000   | 110.16% | \$407,300  | 1.89  |
| 5     | 22 Springbrook Road         | SplitLev  | 3      | 1.1   | 25  | \$799,000        | \$799,000   | \$799,000   | 100.00% | \$401,400  | 1.99  |
| 6     | 23A Filmore Avenue          | Colonial  | 3      | 1.1   | 15  | \$750,000        | \$750,000   | \$800,000   | 106.67% | \$457,700  | 1.75  |
| 7     | 13 Hazel Avenue             | Colonial  | 4      | 2.1   | 9   | \$749,000        | \$749,000   | \$801,000   | 106.94% | \$525,400  | 1.52  |
| 8     | 816 Kensington Lane         | TwndEndUn | 3      | 2.1   | 21  | \$830,000        | \$830,000   | \$840,000   | 101.20% | \$520,700  | 1.61  |
| 9     | 614 Turlington Court        | TwndIntUn | 3      | 2.1   | 13  | \$828,000        | \$828,000   | \$855,000   | 103.26% | \$536,000  | 1.60  |
| 10    | 188 E Mount Pleasant Avenue | Custom    | 5      | 4.0   | 13  | \$899,000        | \$899,000   | \$890,000   | 99.00%  | \$588,600  | 1.51  |
| 11    | 16 Country Club Road        | Colonial  | 4      | 2.0   | 9   | \$889,000        | \$889,000   | \$911,000   | 102.47% | \$526,800  | 1.73  |
| 12    | 13 Claremont Avenue         | SplitLev  | 3      | 1.1   | 9   | \$899,000        | \$899,000   | \$918,000   | 102.11% | \$482,300  | 1.90  |
| 13    | 67 W Mcclellan Avenue       | SplitLev  | 3      | 2.0   | 1   | \$930,600        | \$930,600   | \$930,600   | 100.00% | \$482,000  | 1.93  |
| 14    | 14 Braeburn Court           | TwndIntUn | 4      | 3.1   | 1   | \$950,000        | \$950,000   | \$950,000   | 100.00% | \$542,800  | 1.75  |
| 15    | 97 Winged Foot Drive        | TwndIntUn | 3      | 3.1   | 30  | \$1,049,000      | \$1,049,000 | \$999,999   | 95.33%  | \$663,500  | 1.51  |
| 16    | 209 E Cedar Street          | Colonial  | 4      | 2.1   | 42  | \$1,188,000      | \$1,188,000 | \$1,050,000 | 88.38%  | \$668,400  | 1.57  |
| 17    | 14 Gable Walk               | TwndEndUn | 3      | 2.2   | 9   | \$1,049,999      | \$1,049,999 | \$1,055,000 | 100.48% | \$709,700  | 1.49  |
| 18    | 13 Clover Lane              | SplitLev  | 3      | 2.1   | 1   | \$899,000        | \$899,000   | \$1,055,000 | 117.35% | \$546,200  | 1.93  |
| 19    | 20 Gable Walk               | TwndEndUn | 4      | 3.2   | 15  | \$1,050,000      | \$1,050,000 | \$1,105,000 | 105.24% | \$679,000  | 1.63  |
| 20    | 6 Knollwood Drive           | SplitLev  | 4      | 2.1   | 17  | \$1,175,000      | \$1,175,000 | \$1,175,000 | 100.00% | \$485,600  | 2.42  |
| 21    | 9 Oxford Drive              | SplitLev  | 4      | 2.1   | 12  | \$1,175,000      | \$1,175,000 | \$1,201,000 | 102.21% | \$579,200  | 2.07  |
| 22    | 60 E Sherbrooke Parkway     | Colonial  | 4      | 2.1   | 16  | \$1,199,000      | \$1,199,000 | \$1,221,000 | 101.83% | \$682,600  | 1.79  |
| 23    | 50 Bennington Road          | Colonial  | 4      | 2.1   | 8   | \$999,999        | \$999,999   | \$1,310,000 | 131.00% | \$560,300  | 2.34  |
| 24    | 21 Tremont Terrace          | Ranch     | 4      | 3.0   | 29  | \$1,360,000      | \$1,360,000 | \$1,360,000 | 100.00% | \$669,000  | 2.03  |
| 25    | 18 Downing Place            | Ranch     | 3      | 3.1   | 1   | \$1,400,000      | \$1,400,000 | \$1,400,000 | 100.00% | \$687,800  | 2.04  |

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|---------|-------------------------|----------|--------|-------|-----|------------------|-------------|-------------|---------|-------------|-------|
| 26      | 50 Knollwood Drive      | SplitLev | 4      | 3.1   | 14  | \$1,100,000      | \$1,100,000 | \$1,400,000 | 127.27% | \$654,000   | 2.14  |
| 27      | 328 Hillside Avenue     | SplitLev | 4      | 4.1   | 89  | \$1,550,000      | \$1,495,000 | \$1,490,000 | 99.67%  | \$941,200   | 1.58  |
| 28      | 32 W McClellan Avenue   | Custom   | 5      | 4.0   | 14  | \$1,599,000      | \$1,599,000 | \$1,600,000 | 100.06% | Renovated   |       |
| 29      | 47 Crossbrook Road      | SplitLev | 4      | 3.0   | 7   | \$1,350,000      | \$1,350,000 | \$1,605,000 | 118.89% | \$779,100   | 2.06  |
| 30      | 65 Rockledge Drive      | Colonial | 4      | 3.1   | 14  | \$1,795,000      | \$1,795,000 | \$1,810,000 | 100.84% | \$1,032,100 | 1.75  |
| 31      | 42 Charles Street       | Colonial | 6      | 5.1   | 39  | \$1,849,000      | \$1,849,000 | \$1,860,000 | 100.59% | New         |       |
| 32      | 74 Irving Avenue        | Colonial | 6      | 5.0   | 11  | \$1,950,000      | \$1,950,000 | \$1,950,000 | 100.00% | New         |       |
| 33      | 34 West Drive           | Colonial | 4      | 2.1   | 10  | \$1,850,000      | \$1,850,000 | \$1,999,999 | 108.11% | \$950,700   | 2.10  |
| 34      | 37 Hemlock Road         | Contemp  | 5      | 5.1   | 12  | \$1,999,000      | \$1,999,000 | \$2,250,000 | 112.56% | \$1,048,200 | 2.15  |
| 35      | 3 Creighton Drive       | Colonial | 5      | 4.1   | 1   | \$2,350,000      | \$2,350,000 | \$2,350,000 | 100.00% | \$1,347,700 | 1.74  |
| 36      | 33 Mounthaven Drive     | Colonial | 6      | 4.1   | 1   | \$2,425,000      | \$2,425,000 | \$2,425,000 | 100.00% | New         |       |
| 37      | 31 North Drive          | Colonial | 5      | 5.0   | 22  | \$2,650,000      | \$2,650,000 | \$2,600,000 | 98.11%  | \$1,433,400 | 1.81  |
| 38      | 26 Mountain Ridge Drive | Colonial | 6      | 5.1   | 20  | \$2,995,000      | \$2,995,000 | \$2,855,000 | 95.33%  | \$1,488,000 | 1.92  |
| 39      | 54 Westmount Drive      | Colonial | 6      | 5.1   | 1   | \$2,920,000      | \$2,920,000 | \$2,920,000 | 100.00% | \$1,634,100 | 1.79  |
| AVERAGE |                         |          |        |       | 18  | \$1,340,349      | \$1,337,656 | \$1,374,682 | 103.57% |             | 1.80  |

### "Active" Listings in Livingston

Number of Units: 79  
Average List Price: \$1,782,934  
Average Days on Market: 45

### "Under Contract" Listings in Livingston

Number of Units: 55  
Average List Price: \$1,440,705  
Average Days on Market: 32

# 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          | 18          |      |        |           |         |          |          | 28          |
| List Price      | \$1,352,783 | \$1,461,389 | \$1,365,765 | \$1,127,750 | \$1,667,256 | \$1,337,656 |      |        |           |         |          |          | \$1,399,039 |
| Sales Price     | \$1,368,956 | \$1,444,272 | \$1,398,706 | \$1,191,250 | \$1,687,361 | \$1,374,682 |      |        |           |         |          |          | \$1,424,945 |
| SP:LP%          | 101.55%     | 100.56%     | 102.98%     | 107.09%     | 104.65%     | 103.57%     |      |        |           |         |          |          | 103.39%     |
| SP to AV        | 1.76        | 1.63        | 1.86        | 1.77        | 1.73        | 1.80        |      |        |           |         |          |          | 1.77        |
| # Units Sold    | 23          | 18          | 17          | 16          | 27          | 39          |      |        |           |         |          |          | 140         |
| 3 Mo Rate of Ab | 1.35        | 1.52        | 2.49        | 3.18        | 3.59        | 3.19        |      |        |           |         |          |          | 2.55        |
| Active Listings | 32          | 31          | 47          | 52          | 70          | 79          |      |        |           |         |          |          | 52          |
| Under Contracts | 28          | 30          | 32          | 50          | 53          | 55          |      |        |           |         |          |          | 41          |

## Flashback! YTD 2025 vs YTD 2026

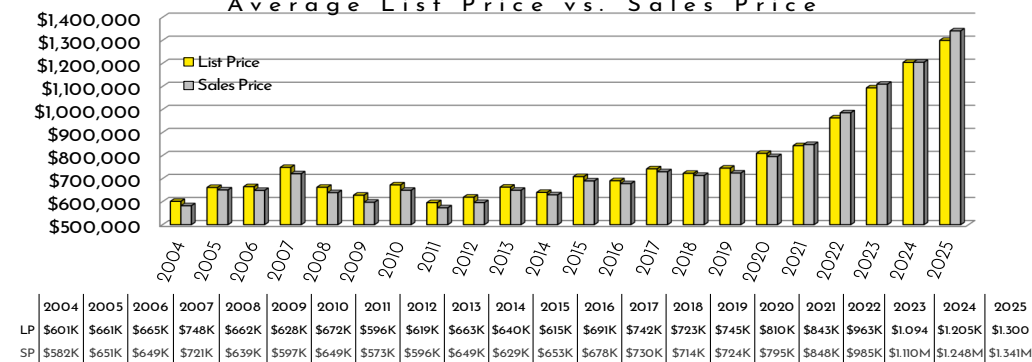
| YTD         | 2025        | 2026        | % Change |
|-------------|-------------|-------------|----------|
| DOM         | 25          | 28          | 10.43%   |
| Sales Price | \$1,340,094 | \$1,424,945 | 6.33%    |
| LP:SP       | 106.59%     | 103.39%     | -3.00%   |
| SP:AV       | 1.70        | 1.77        | 4.12%    |

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| YTD             | 2025 | 2026 | % Change |
|-----------------|------|------|----------|
| # Units Sold    | 160  | 140  | -12.50%  |
| Rate of Ab 3 Mo | 1.87 | 2.55 | 36.79%   |
| Actives         | 47   | 52   | 10.68%   |
| Under Contracts | 56   | 41   | -25.53%  |

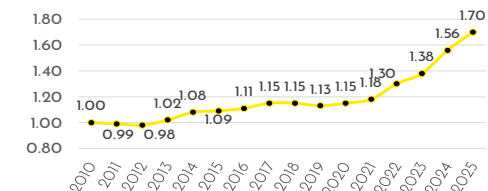
## Livingston Yearly Market Trends

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 |

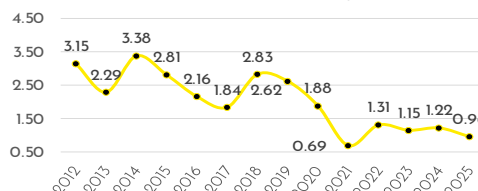
Sales Price to Assessed Value Ratio



2009 Tax Re-Evaluation

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

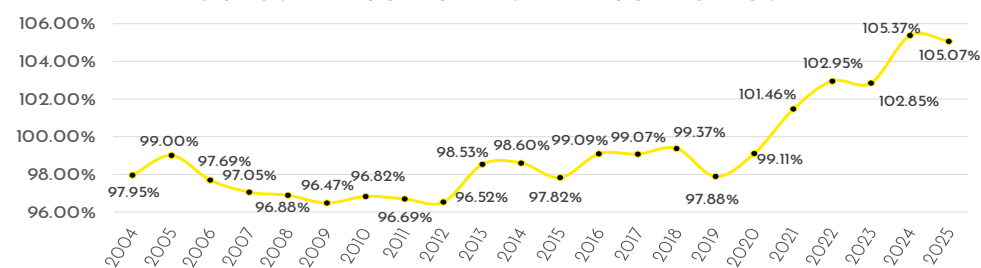
12 Month Rate of Absorption



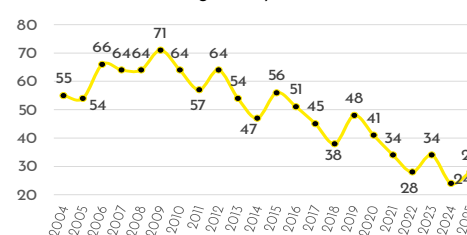
Data only available until 2012

## Livingston Yearly Market Trends

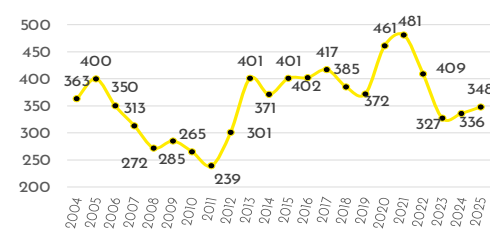
Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold



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Not intended to solicit a property already listed.