

Livingston

September 2026 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Assessment	SP:AV
1	36 Burnet Hill Road	CapeCod	3	1.1	22	\$699,000	\$699,000	\$708,000	101.29%	\$430,000	1.65
2	20 Lincoln Avenue	Colonial	3	2.0	33	\$699,000	\$699,000	\$725,000	103.72%	\$430,200	1.69
3	5103 Pointe Gate Drive	OneFloor	2	2.1	6	\$649,900	\$649,900	\$730,000	112.32%	\$475,600	1.53
4	26 Hillside Terrace	CapeCod	3	3.0	22	\$699,000	\$699,000	\$761,500	108.94%	\$520,700	1.46
5	34 Bear Brook Lane	Bi-Level	4	2.1	38	\$850,000	\$850,000	\$800,000	94.12%	\$593,700	1.35
6	95 Sycamore Avenue	Custom	3	3.0	28	\$875,000	\$875,000	\$830,000	94.86%	\$532,600	1.56
7	2 Millstone Drive	Ranch	4	2.1	50	\$1,050,000	\$859,000	\$850,000	98.95%	\$613,600	1.39
8	13 Braeburn Court	TwnIntUn	4	3.1	12	\$850,000	\$850,000	\$880,000	103.53%	\$551,200	1.60
9	22 Gala Court	TwnIntUn	4	3.1	20	\$916,000	\$885,000	\$885,000	100.00%	\$581,100	1.52
10	12 Arbor Court	Colonial	4	2.1	28	\$1,200,000	\$999,000	\$999,000	100.00%	\$695,300	1.44
11	4 Elkin Drive	Bi-Level	4	2.1	8	\$899,000	\$899,000	\$999,900	111.22%	\$556,600	1.80
12	1 Emerson Drive	SplitLev	3	2.1	28	\$1,200,000	\$1,200,000	\$999,999	83.33%	\$599,200	1.67
13	63 Martin Road	SplitLev	5	2.0	66	\$999,999	\$999,999	\$1,050,000	105.00%	\$665,700	1.58
14	7 Mansfield Court	SplitLev	4	2.1	65	\$1,098,000	\$1,098,000	\$1,105,000	100.64%	\$721,200	1.53
15	27 Harvest Lane	Colonial	4	2.1	51	\$999,999	\$999,999	\$1,125,000	112.50%	\$724,900	1.55
16	17 Billingsley Drive	SplitLev	4	2.1	12	\$998,000	\$998,000	\$1,175,000	117.74%	\$603,600	1.95
17	28 Brookside Place	SplitLev	4	2.1	18	\$1,285,000	\$1,285,000	\$1,220,000	94.94%	\$741,600	1.65
18	37 Congressional Parkway	Custom	4	3.0	17	\$1,289,000	\$1,289,000	\$1,328,000	103.03%	New	
19	104 Shrewsbury Drive	Colonial	5	3.1	68	\$1,450,000	\$1,395,000	\$1,395,000	100.00%	\$867,300	1.61
20	35 Lee Road	Colonial	6	5.1	116	\$1,698,888	\$1,599,000	\$1,600,000	100.06%	\$1,034,700	1.55

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21	71 Hillside Terrace	Colonial	6	5.0	90	\$1,825,000	\$1,825,000	\$1,730,000	94.79%	New	
22	56 Burnet Hill Road	Colonial	5	4.0	86	\$1,950,000	\$1,850,000	\$1,850,000	100.00%	\$1,050,000	1.76
23	6 Coventry Road	Custom	4	3.1	16	\$1,950,000	\$1,950,000	\$1,950,000	100.00%	\$1,153,600	1.69
24	76 Hillside Avenue	Colonial	6	6.1	15	\$2,099,000	\$2,099,000	\$1,999,000	95.24%	New	
25	74 Hillside Avenue	Colonial	6	5.1	40	\$2,099,000	\$2,099,000	\$2,075,000	98.86%	New	
26	28 Bennington Road	Colonial	6	6.1	10	\$2,200,000	\$2,200,000	\$2,275,000	103.41%	New	
27	4 Brayton Road	Colonial	6	5.1	23	\$3,295,000	\$3,295,000	\$3,300,000	100.15%	\$1,726,800	1.91
AVERAGE					37	\$1,326,807	\$1,301,700	\$1,309,089	101.43%		1.61

"Active" Listings in Livingston

Number of Units	72
Average List Price	\$1,838,817
Average Days on Market	50

"Under Contract" Listings in Livingston

Number of Units	26
Average List Price	\$1,406,492
Average Days on Market	38

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	27	34	37				30
List Price	\$1,352,783	\$1,461,389	\$1,365,765	\$1,127,750	\$1,667,256	\$1,337,656	\$1,391,788	\$1,418,500	\$1,301,700				\$1,390,573
Sales Price	\$1,368,956	\$1,444,272	\$1,398,706	\$1,191,250	\$1,687,361	\$1,374,682	\$1,450,529	\$1,442,976	\$1,309,089				\$1,418,768
SP:LP%	101.55%	100.56%	102.98%	107.09%	104.65%	103.57%	105.45%	103.13%	101.43%				103.42%
SP to AV	1.76	1.63	1.86	1.77	1.73	1.80	1.75	1.79	1.61				1.75
# Units Sold	23	18	17	16	27	39	34	42	27				243
3 Mo Rate of Ab	1.35	1.52	2.49	3.18	3.59	3.19	2.57	1.66	2.15				2.41
Active Listings	32	31	47	52	70	79	82	62	72				59
Under Contracts	28	30	32	50	53	55	54	39	26				41

Flashback! YTD 2025 vs YTD 2026

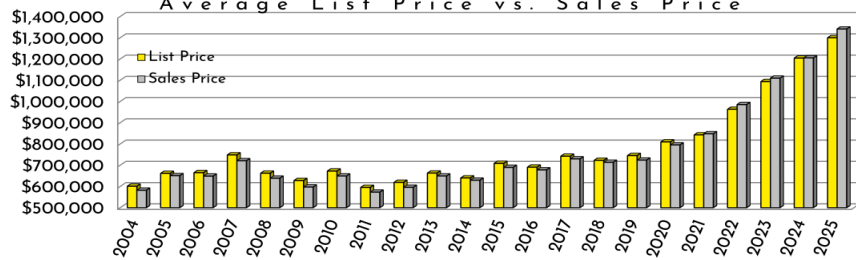
YTD	2025	2026	% Change
DOM	27	30	11.82%
Sales Price	\$1,343,963	\$1,418,768	5.57%
LP:SP	105.90%	103.42%	-2.35%
SP:AV	1.71	1.75	2.39%

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YTD	2025	2026	% Change
# Units Sold	271	243	-10.33%
Rate of Ab 3 Mo	1.72	2.41	40.45%
Actives	48	59	21.43%
Under Contracts	53	41	-23.22%

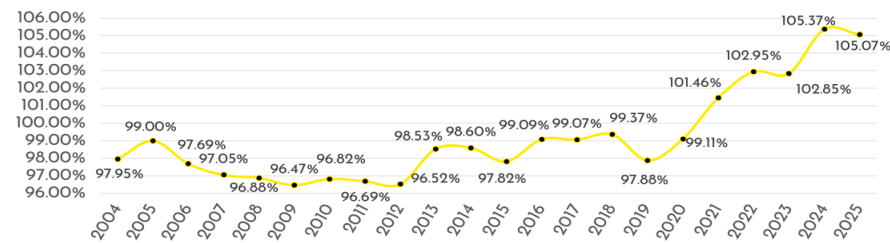
Livingston Yearly Market Trends

Average List Price vs. Sales Price

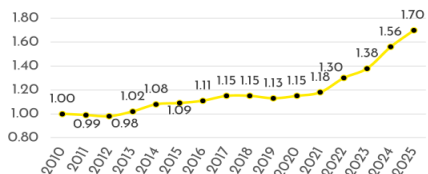


Livingston Yearly Market Trends

Sales Price to List Price Ratios



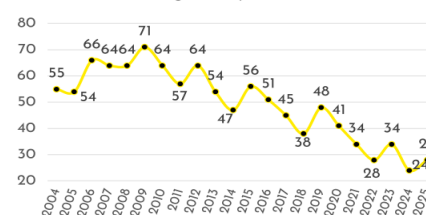
Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



Average Days on Market



Number of Units Sold

