Livingston

October 2026 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Assessment	SP:AV
1	21 Preston Drive	CapeCod	3	1.0	1	$530,000	$530,000	$530,000	100.00%	$419,300	1.26
2	13 Wellington Road	FixrUppr	3	1.1	27	$625,000	$625,000	$750,000	120.00%	$439,900	1.70
3	8 Brookside Place	Custom	3	2.1	100	$828,000	$799,000	$775,000	97.00%	$495,800	1.56
4	17 W Lawn Road	Colonial	3	1.1	1	$790,000	$790,000	$790,000	100.00%	$486,300	1.62
5	74 S Ashby Avenue	SplitLev	3	1.1	1	$799,000	$799,000	$790,000	98.87%	$420,900	1.88
6	52 Passaic Avenue	Colonial	5	3.0	19	$875,000	$875,000	$875,000	100.00%	$480,700	1.82
7	62 Trocha Avenue	Bi-Level	4	2.0	71	$1,148,000	$998,000	$950,000	95.19%	$571,000	1.66
8	11 Claremont Avenue	Custom	3	2.1	12	$929,000	$929,000	$1,060,000	114.10%	$589,600	1.80
9	15 Ridgewood Drive	SplitLev	4	2.1	136	$1,200,000	$1,200,000	$1,187,000	98.92%	$616,100	1.93
10	9 Trombley Drive	SplitLev	4	2.1	11	$1,050,000	$1,050,000	$1,236,000	117.71%	$563,100	2.19
11	29 Cherry Hill Road	SplitLev	4	3.0	10	$1,150,000	$1,150,000	$1,285,000	111.74%	$661,400	1.94
12	27 Shadowlawn Drive	SplitLev	4	2.1	13	$1,289,900	$1,289,900	$1,311,000	101.64%	$721,900	1.82
13	34 Amelia Avenue	Custom	5	3.1	33	$1,549,000	$1,549,000	$1,400,000	90.38%	New	
14	9 Burnet Hill Road	Colonial	4	3.1	17	$1,375,000	$1,375,000	$1,420,000	103.27%	$830,600	1.71
15	43 Chestnut Street	Colonial	3	2.1	7	$1,299,999	$1,299,999	$1,475,000	113.46%	$872,700	1.69
16	69 N Hillside Avenue	Colonial	4	3.1	11	$1,575,000	$1,575,000	$1,600,000	101.59%	$819,200	1.95
17	225 Walnut Street	Tudor	5	4.1	89	$1,699,000	$1,699,000	$1,650,000	97.12%	$915,800	1.80
18	29 Sycamore Avenue	Colonial	5	5.1	37	$1,899,999	$1,899,999	$1,810,000	95.26%	New	
19	23 Carlisle Drive	Colonial	6	5.1	14	$1,875,000	$1,875,000	$1,850,000	98.67%	New	
20	77 Elmwood Drive	Colonial	6	5.1	17	$1,899,000	$1,899,000	$1,850,000	97.42%	New	

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21	34 Crestview Hill Road	Colonial	6	5.1	47	$1,849,000	$1,849,000	$1,855,000	100.32%	New	
22	8 Driftwood Drive	RanchExp	4	5.1	64	$2,150,000	$2,150,000	$1,970,000	91.63%	$1,175,600	1.68
23	4 Fordham Road	Colonial	5	5.1	45	$2,395,000	$2,395,000	$1,999,999	83.51%	$1,400,000	1.43
24	281 Beaufort Avenue	Contemp	7	5.2	139	$2,299,000	$2,299,000	$2,347,000	102.09%	Renovated	
25	2 Graymoor Road	Custom	5	4.1	1	$2,675,000	$2,675,000	$2,675,000	100.00%	$1,500,000	1.78
	AVERAGE				37	$1,430,156	$1,422,996	$1,417,640	101.20%		1.75

"Active" Listings in Livingston

Number of Units	82
Average List Price	$1,860,456
Average Days on Market	56

"Under Contract" Listings in Livingston

Number of Units	38
Average List Price	$1,388,071
Average Days on Market	30

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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	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	$1,422,996			$1,393,597
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	$1,417,640			$1,418,663
SP:LP%	101.55%	100.56%	102.98%	107.09%	104.65%	103.57%	105.45%	103.13%	101.43%	101.20%			103.21%
SP to AV	1.76	1.63	1.86	1.77	1.73	1.80	1.75	1.79	1.61	1.75			1.75
# Units Sold	23	18	17	16	27	39	34	42	27	25			268
3 Mo Rate of Ab	1.35	1.52	2.49	3.18	3.59	3.19	2.57	1.66	2.15	2.65			2.44
Active Listings	32	31	47	52	70	79	82	62	72	82			61
Under Contracts	28	30	32	50	53	55	54	39	26	38			41

Flashback! YTD 2025 vs YTD 2026

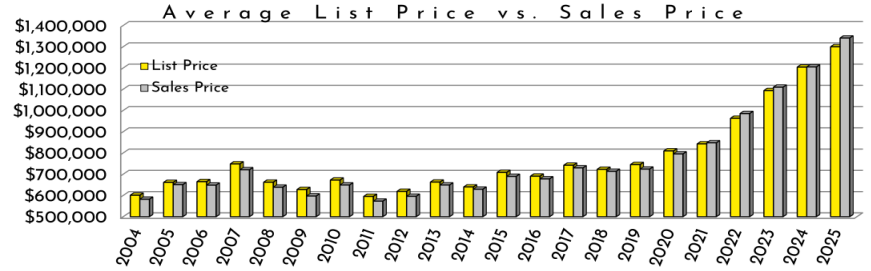
YTD	2025	2026	% Change
DOM	28	30	10.30%
Sales Price	$1,349,169	$1,418,663	5.15%
LP:SP	105.58%	103.21%	-2.24%
SP:AV	1.70	1.75	2.82%

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YTD	2025	2026	% Change
# Units Sold	303	268	-11.55%
Rate of Ab 3 Mo	1.70	2.44	42.90%
Actives	48	61	26.88%
Under Contracts	52	41	-22.56%

Livingston Yearly Market Trends

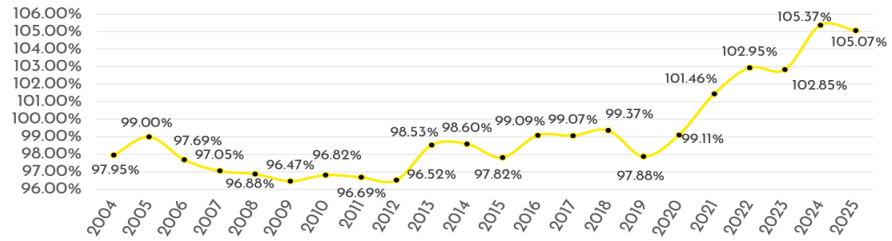
Average List Price vs. Sales Price



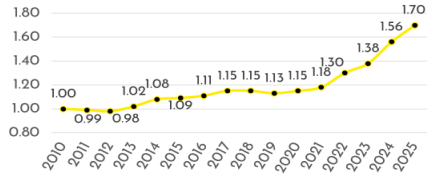
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
LP	$601K	$661K	$665K	$748K	$662K	$628K	$672K	$596K	$619K	$663K	$640K	$615K	$691K	$742K	$723K	$745K	$810K	$843K	$963K	$1.094	$1.205K	$1.300
SP	$582K	$651K	$649K	$721K	$639K	$597K	$649K	$573K	$596K	$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

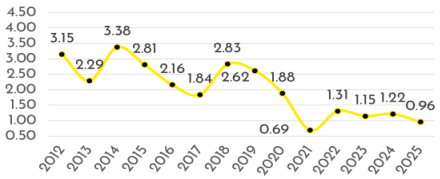


Sales Price to Assessed Value Ratio



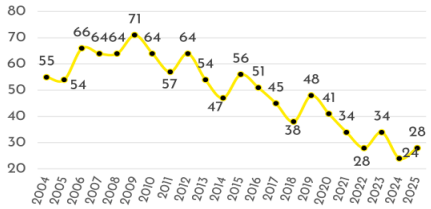
2009 Tax Re-Evaluation

12 Month Rate of Absorption

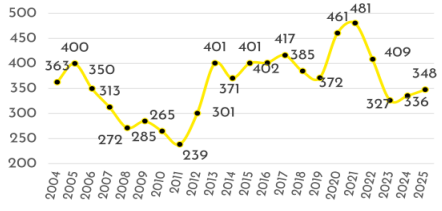


Data only available until 2012

Average Days on Market



Number of Units Sold



Information compiled from GSMLS. Deemed reliable but not guaranteed

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Not intended to solicit a property already listed.