

Livingston

March 2025 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Assessment	SP:AV
1	16 Dougal Avenue	Ranch	2	1.0	81	\$850,000	\$850,000	\$690,000	81.18%	\$431,400	1.60
2	6 Carteret Road	Ranch	3	2.0	6	\$599,000	\$599,000	\$700,000	116.86%	\$485,600	1.44
3	74 Irving Avenue	Colonial	3	2.0	13	\$879,000	\$879,000	\$850,000	96.70%	\$496,600	1.71
4	82 Palmer Drive	Bi-Level	6	4.0	30	\$899,900	\$899,900	\$900,000	100.01%	\$529,300	1.70
5	26 Bennington Road	Colonial	4	2.1	15	\$850,000	\$850,000	\$900,000	105.88%	\$476,200	1.89
6	95 W Northfield Road	Custom	5	3.1	49	\$999,900	\$999,900	\$1,030,000	103.01%	\$583,200	1.77
7	26 Longacre Drive	SplitLev	4	3.0	7	\$910,000	\$910,000	\$1,120,000	123.08%	Renovated	
8	96 S Ashby Avenue	SplitLev	5	3.1	9	\$985,000	\$985,000	\$1,150,000	116.75%	\$555,300	2.07
9	31 Cedar Gate Drive	TwEndUn	4	3.1	7	\$1,050,000	\$1,050,000	\$1,277,000	121.62%	\$736,600	1.73
10	51 Knollwood Drive	SplitLev	4	3.1	11	\$1,200,000	\$1,200,000	\$1,350,000	112.50%	\$813,100	1.66
11	40 Hemlock Road	Contemp	4	3.1	98	\$1,695,000	\$1,695,000	\$1,500,000	88.50%	\$851,000	1.76
12	14 Billingsley Drive	Custom	4	2.1	9	\$1,295,000	\$1,295,000	\$1,570,000	121.24%	\$778,700	2.02
13	41 Irving Avenue	Colonial	6	5.0	93	\$1,650,000	\$1,650,000	\$1,650,000	100.00%	New	
14	13 Brentwood Drive	Custom	4	3.1	24	\$1,790,000	\$1,790,000	\$1,685,000	94.13%	Renovated	
15	14 Consul Road	Custom	6	4.1	38	\$1,800,000	\$1,800,000	\$1,750,000	97.22%	\$1,370,700	1.28
16	33 Ashwood Drive	Colonial	5	5.1	5	\$1,749,000	\$1,749,000	\$1,750,000	100.06%	Renovated	
17	30 Swan Road	Colonial	6	5.1	7	\$1,810,000	\$1,810,000	\$1,810,000	100.00%	New	
18	64 Lee Road	Colonial	6	5.1	98	\$2,399,000	\$2,475,000	\$2,400,000	96.97%	New	
19	16 Vanderbilt Drive	Colonial	7	6.1	43	\$3,599,000	\$3,599,000	\$3,450,000	95.86%	New	
AVERAGE					34	\$1,421,568	\$1,425,568	\$1,449,053	103.77%		1.72

"Active" Listings in Livingston

Number of Units: 43
Average List Price: \$2,096,814
Average Days on Market: 60

"Under Contract" Listings in Livingston

Number of Units: 59
Average List Price: \$1,295,624
Average Days on Market: 32

Livingston 2025 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	29	19	34										27
List Price	\$1,356,300	\$1,232,557	\$1,425,568										\$1,331,623
Sales Price	\$1,396,425	\$1,253,652	\$1,449,053										\$1,359,589
SP:LP%	106.12%	103.25%	103.77%										104.33%
SP to AV	1.65	1.57	1.72										1.64
# Units Sold	20	23	19										62
3 Mo Rate of Ab	1.77	2.12	1.92										1.94
Active Listings	40	45	43										43
Under Contracts	38	47	59										48

Flashback! YTD 2024 vs YTD 2025

YTD	2024	2025	% Change
DOM	39	27	-31.32%
Sales Price	\$1,238,313	\$1,359,589	9.79%
LP:SP	102.11%	104.33%	2.18%
SP:AV	1.41	1.64	16.32%

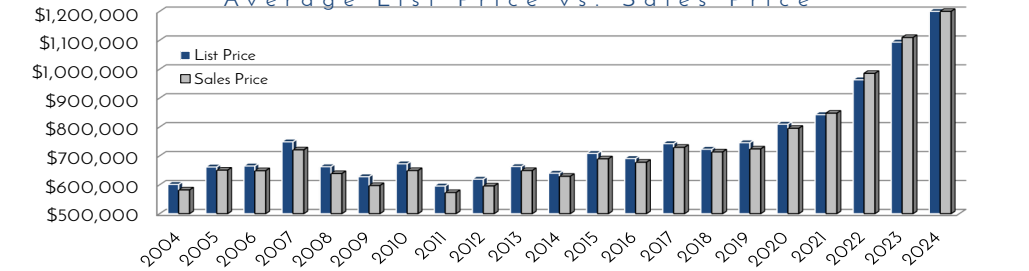
Prominent
Properties

Sotheby's
INTERNATIONAL REALTY

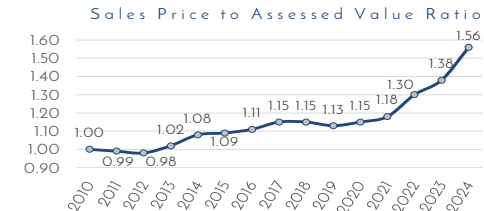
YTD	2024	2025	% Change
# Units Sold	52	62	19.23%
Rate of Ab 3 Mo	2.21	1.94	-12.50%
Actives	41	43	4.92%
Under Contracts	38	48	26.32%

Livingston Yearly Market Trends

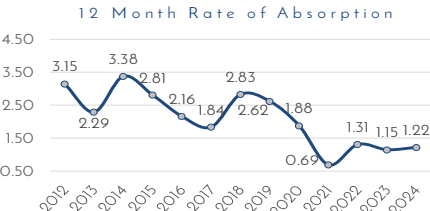
Average List Price vs. Sales Price



2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
LP	\$601K	\$661K	\$665K	\$748K	\$662K	\$628K	\$596K	\$619K	\$663K	\$640K	\$615K	\$691K	\$742K	\$723K	\$745K	\$810K	\$843K	\$963K	\$1,094M	\$1,205K
SP	\$582K	\$651K	\$649K	\$721K	\$639K	\$597K	\$573K	\$596K	\$649K	\$629K	\$653K	\$678K	\$730K	\$714K	\$724K	\$795K	\$848K	\$985K	\$1,110M	\$1,248M



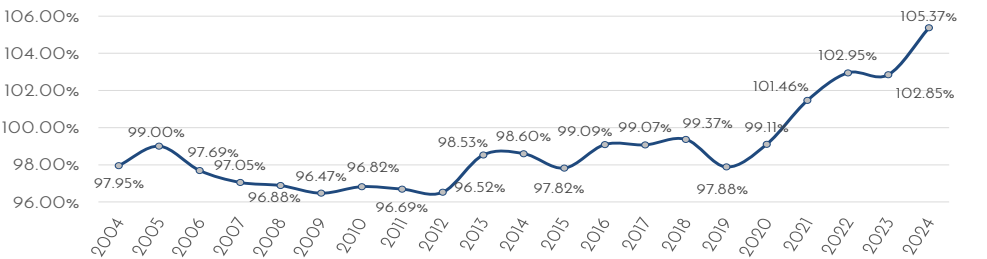
2009 Tax Re-Evaluation



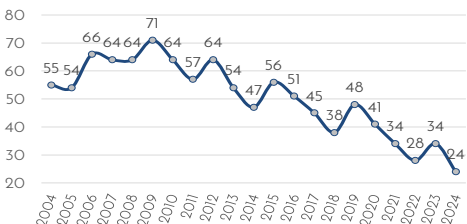
Data only available until 2012

Livingston Yearly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

