

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	TwnEndUn	2	2.1	68	\$699,000	\$699,000	\$711,000	101.72%	\$522,500	1.36
3	317 Kensington Lane	TwnEndUn	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	TwnEndUn	3	2.1	21	\$830,000	\$830,000	\$840,000	101.20%	\$520,700	1.61
9	614 Turlington Court	TwnIntUn	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	TwnIntUn	4	3.1	1	\$950,000	\$950,000	\$950,000	100.00%	\$542,800	1.75
15	97 Winged Foot Drive	TwnIntUn	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	TwnEndUn	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	TwnEndUn	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

Livingston

June 2026 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List	List Price	Sales Price	SP:LP	Assessment	SP:AV
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

Prominent
Properties

Sotheby's
INTERNATIONAL REALTY

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%

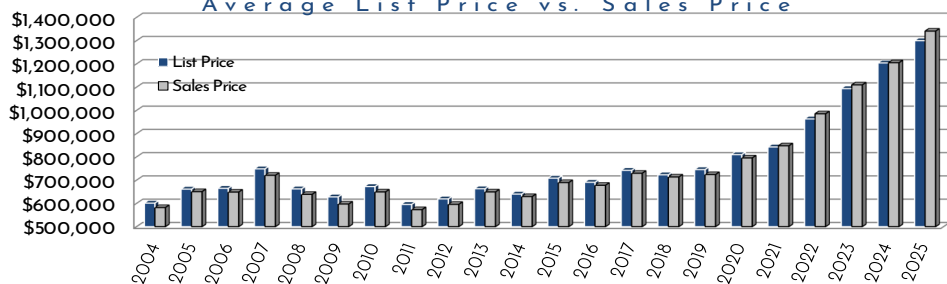
Prominent
Properties

Sotheby's
INTERNATIONAL REALTY

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%

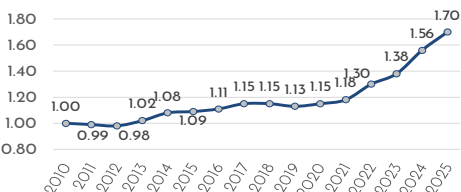
Livingston Yearly Market Trends

Average List Price vs. Sales Price

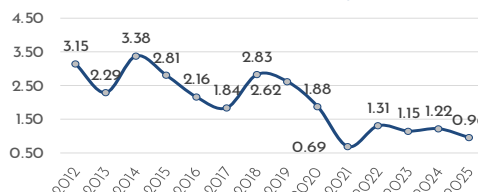


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
LP	\$601K	\$661K	\$665K	\$748K	\$662K	\$628K	\$672K	\$596K	\$619K	\$663K	\$640K	\$615K	\$691K	\$742K	\$723K	\$745K	\$810K	\$843K	\$963K	\$1,094	\$1,205K	\$1,300
SP	\$582K	\$651K	\$649K	\$721K	\$639K	\$597K	\$649K	\$573K	\$596K	\$649K	\$629K	\$653K	\$678K	\$730K	\$714K	\$724K	\$795K	\$848K	\$985K	\$1,110M	\$1,248M	\$1,341M

Sales Price to Assessed Value Ratio

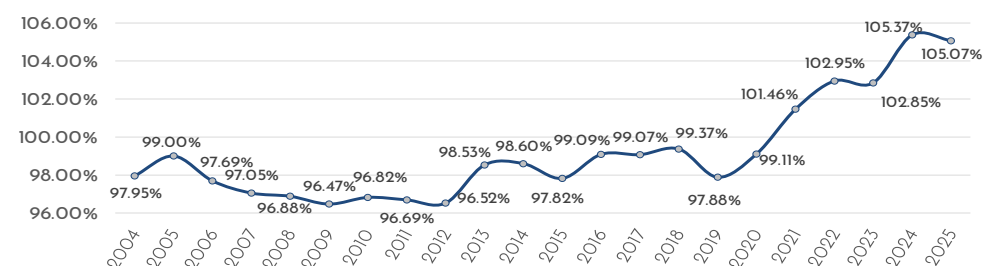


12 Month Rate of Absorption

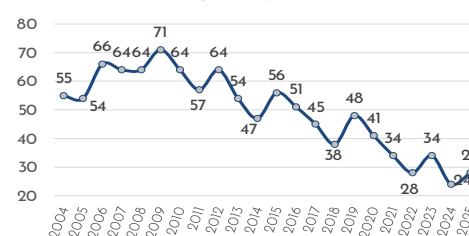


Livingston Yearly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

