Livingston

March 2023 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Assessment	SP:AV
1	8 Hawthorne Drive	Ranch	3	1.1	7	$499,999	$499,999	$510,000	102.00%	$429,100	1.19
2	22 Mccall Avenue	Colonial	2	1.1	22	$495,000	$495,000	$516,000	104.24%	$384,600	1.34
3	19 Filmore Avenue	Split Level	3	1.1	10	$525,000	$525,000	$567,000	108.00%	$435,900	1.30
4	45 Hazel Avenue	Colonial	3	1.1	17	$535,000	$535,000	$580,000	108.41%	$511,800	1.13
5	1106 Pointe Gate Drive	OneFloor	2	2.1	5	$615,000	$615,000	$600,000	97.56%	$558,300	1.07
6	24 W Mcclellan Avenue	Split Level	3	1.2	17	$599,000	$599,000	$604,000	100.83%	$434,200	1.39
7	9 Park Drive	CapeCod	4	2.0	8	$625,000	$625,000	$691,000	110.56%	$498,300	1.39
8	305 Edmonton Court	TwnEndUn	3	2.1	10	$649,000	$649,000	$692,000	106.63%	$520,700	1.33
9	4 Carillon Circle	TwnIntUn	3	3.2	18	$749,900	$699,900	$705,000	100.73%	$661,000	1.07
10	12 Sparrow Drive	Ranch	3	2.0	3	$635,000	$635,000	$705,000	111.02%	$622,900	1.13
11	31 Washington Court	Split Level	5	3.1	17	$699,000	$699,000	$735,000	105.15%	$670,800	1.10
12	261 E Northfield Road	Ranch	3	3.1	5	$799,000	$799,000	$775,000	97.00%	$634,300	1.22
13	22 Burnet Hill Road	Tudor	4	2.0	11	$795,000	$795,000	$795,000	100.00%	$506,100	1.57
14	5 Ambrosia Court	TwnIntUn	4	3.1	16	$839,990	$839,990	$815,000	97.02%	$540,500	1.51
15	29 Cherry Hill Road	Split Level	4	2.1	10	$765,000	$765,000	$825,000	107.84%	$661,400	1.25
16	48 Bennington Road	Colonial	3	1.1	9	$699,000	$699,000	$850,000	121.60%	$522,700	1.63
17	2 Falcon Court	Split Level	4	3.0	21	$999,000	$999,000	$999,000	100.00%	$543,100	1.84
18	15 Carlisle Drive	Colonial	4	3.0	14	$975,000	$975,000	$1,020,000	104.62%	$712,000	1.43
19	29 Hickory Place	Spilt Level	5	4.1	188	$1,499,000	$1,399,000	$1,300,000	92.92%		
20	10 Crestview Hill Road	Colonial	5	4.1	7	$1,300,000	$1,300,000	$1,313,000	101.00%		

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Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Assessment	SP:AV
21	22 Elmwood Drive	Colonial	5	5.1	5	$1,450,000	$1,450,000	$1,435,000	98.97%		
22	55 Amelia Avenue	Colonial	5	5.1	9	$1,500,000	$1,500,000	$1,475,000	98.33%		
23	6 Goodhart Drive	Ranch	5	4.0	224	$1,500,000	$1,450,000	$1,500,000	103.45%	$1,232,100	1.22
24	12 Coventry Road	Colonial	5	5.0	56	$1,800,000	$1,800,000	$1,675,000	93.06%	$1,433,200	1.17
25	1 Trafalgar Drive	Colonial	5	4.2	96	$1,799,000	$1,799,000	$1,717,000	95.44%		
26	5 Windermere Court	Custom	5	6.1	1	$2,200,000	$2,200,000	$2,200,000	100.00%	$2,640,100	0.83
	AVERAGE				31	$982,573	$974,880	$984,577	102.55%		1.29

"*Active*" Listings in Livingston

Number of Units:	37
Average List Price:	$1,51,130
Average Days on Market:	66

"*Under Contract*" Listings in Livingston

Number of Units:	65
Average List Price:	$1,286,042
Average Days on Market:	60

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Livingston 2023 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	28	42	31										33
List Price	$872,903	$1,058,377	$974,880										$957,526
Sales Price	$886,269	$1,054,689	$984,577										$960,014
SP:LP%	101.03%	97.04%	102.55%										100.57%
SP to AV	1.31	1.27	1.29										1.29
# Units Sold	26	18	26										70
3 Mo Rate of Ab	1.57	1.48	1.63										1.56
Active Listings	48	38	37										41
Under Contracts	49	63	65										59

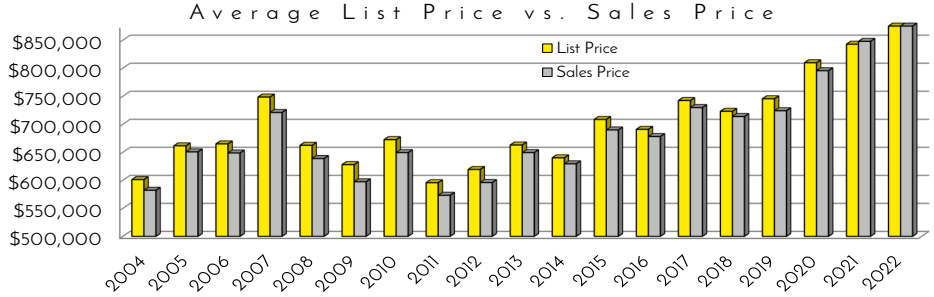
Flashback! YTD 2022 vs YTD 2023

YTD	2022	2023	% Change
DOM	32.8	32.7	-0.34%
Sales Price	$1,053,749	$960,014	-8.90%
LP:SP	102.07%	100.57%	-1.47%
SP:AV	1.28	1.29	0.86%

YTD	2022	2023	% Change
# Units Sold	80	70	-12.50%
Rate of Ab 3 Mo	1.29	1.56	20.62%
Actives	38	41	6.96%
Under Contracts	70	59	-16.11%

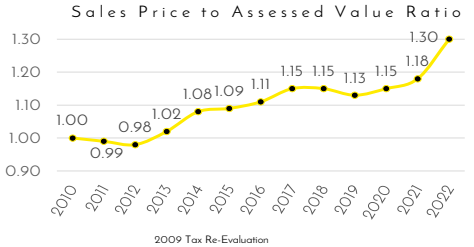
Livingston Yearly Market Trends

Average List Price vs. Sales Price

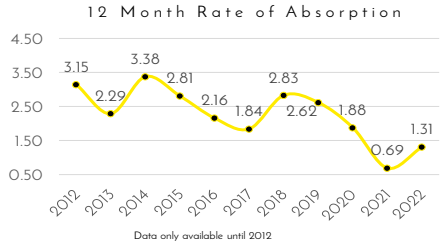


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
LP	$601,135	$661,426	$664,870	$748,415	$662,317	$627,865	$672,470	$595,503	$619,249	$662,845	$639,989	$615,078	$690,777	$742,206	$722,917	$745,346	$809,553	$842,690	$963,234
SP	$582,177	$650,679	$648,695	$720,875	$638,797	$597,355	$649,233	$573,206	$595,914	$649,260	$629,350	$652,729	$677,959	$729,648	$713,672	$724,006	$795,418	$847,751	$985,475

Sales Price to Assessed Value Ratio

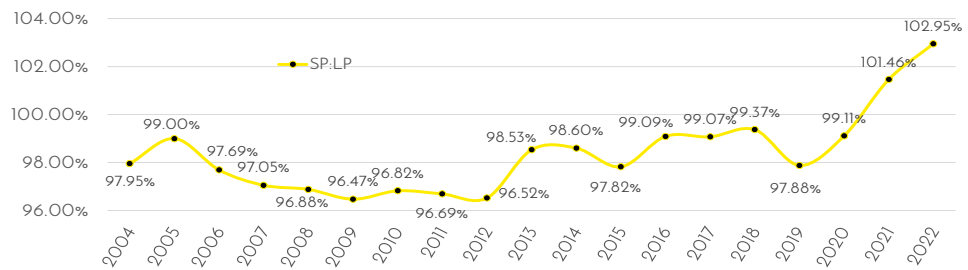


12 Month Rate of Absorption

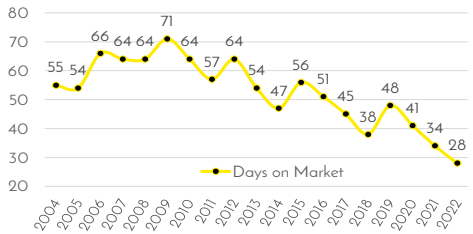


Livingston Yearly Market Trends

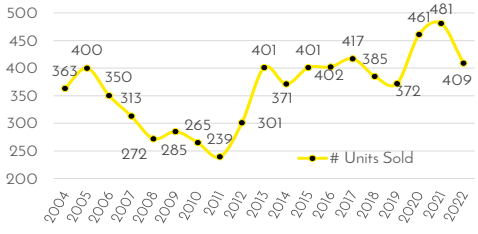
Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold



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Not intended to solicit a property already listed.