

# Livingston

## August 2023 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Assessment	SP:AV
1	15 S Baums Court	CapeCod	4	2.0	38	\$579,000	\$549,000	\$400,000	72.86%	\$457,000	0.88
2	501 Kensington Lane	TwnEndUn	2	2.0	23	\$550,000	\$550,000	\$550,000	100.00%	\$441,400	1.25
3	21 Longacre Drive	Colonial	3	1.1	6	\$549,000	\$549,000	\$560,000	102.00%	\$419,600	1.33
4	13 Belmont Drive	Split Level	4	2.0	30	\$685,000	\$685,000	\$600,000	87.59%	\$496,100	1.21
5	4311 Pointe Gate Drive	HighRise	2	2.1	0	\$589,000	\$589,000	\$615,000	104.41%	\$523,400	1.18
6	265 E Northfield Road	Ranch	3	2.0	6	\$624,900	\$624,900	\$618,000	98.90%	\$459,800	1.34
7	404 Kensington Lane	TwnEndUn	2	2.1	16	\$550,000	\$550,000	\$650,000	118.18%	\$530,100	1.23
8	63 Hillside Terrace	CapeCod	3	2.0	10	\$579,000	\$579,000	\$675,000	116.58%	\$482,100	1.40
9	8 Riker Hill Road	Split Level	3	1.1	7	\$619,000	\$619,000	\$710,000	114.70%	\$459,900	1.54
10	605 Binghampton Lane	MultiFlr	3	2.1	10	\$715,000	\$715,000	\$745,000	104.20%	\$520,700	1.43
11	32 Braeburn Court	TwnIntUn	3	2.1	8	\$750,000	\$750,000	\$750,000	100.00%	\$568,000	1.32
12	43 Laurel Avenue	Colonial	3	1.1	25	\$699,999	\$699,999	\$753,000	107.57%	\$531,300	1.42
13	38 W Lawn Road	Split Level	3	2.1	8	\$685,000	\$685,000	\$761,000	111.09%	\$515,800	1.48
14	67 W Mc Clellan Avenue	Split Level	3	2.0	20	\$679,000	\$679,000	\$770,000	113.40%	\$482,000	1.60
15	8 Harding Place	Colonial	4	1.2	18	\$800,000	\$800,000	\$800,000	100.00%	\$493,200	1.62
16	39 Woodland Terrace	Colonial	3	2.1	19	\$740,000	\$740,000	\$810,000	109.46%	\$493,100	1.64
17	12 Plymouth Drive	Split Level	4	2.1	21	\$810,000	\$810,000	\$833,000	102.84%	\$487,900	1.71
18	35 Fieldstone Drive	Split Level	4	2.1	0	\$829,000	\$829,000	\$870,000	104.95%	\$564,700	1.54
19	5 Baker Road	Split Level	4	2.1	10	\$899,000	\$899,000	\$931,000	103.56%	\$588,100	1.58
20	8 Canterbury Road	Split Level	4	2.1	1	\$935,000	\$935,000	\$935,000	100.00%	\$920,600	1.02
21	16 Oxford Drive	Split Level	4	2.1	28	\$999,000	\$919,000	\$943,000	102.61%	\$720,500	1.31
22	47 Burnet Hill Road	Colonial	4	2.1	9	\$949,900	\$949,900	\$967,000	101.80%	\$696,900	1.39
23	15 Westgate Road	Split Level	3	2.1	8	\$800,000	\$800,000	\$970,000	121.25%	\$618,900	1.57
24	4 Trombley Drive	Colonial	4	3.1	8	\$888,000	\$888,000	\$983,000	110.70%	\$556,300	1.77
25	30 Knollwood Drive	Split Level	4	2.1	9	\$989,000	\$989,000	\$1,069,500	108.14%	\$650,000	1.65
26	81 N Mitchell Avenue	Split Level	5	4.1	11	\$1,090,000	\$1,090,000	\$1,200,000	110.09%	\$717,900	1.67
27	176 Beaufort Avenue	Colonial	5	3.1	25	\$1,180,000	\$1,180,000	\$1,242,500	105.30%	\$853,400	1.46
28	45 Stonewall Drive	Colonial	4	3.1	14	\$99,999	\$999,999	\$1,250,000	125.00%	\$813,400	1.54
29	25 Briar Cliff Road	Colonial	5	3.1	13	\$1,249,000	\$1,249,000	\$1,350,000	108.09%		
30	65 Virginia Avenue	Colonial	5	4.0	8	\$1,349,000	\$1,349,000	\$1,375,000	101.93%		

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Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Assessment	SP:AV
31	21 Montgomery Road	Colonial	5	5.1	54	\$1,400,000	\$1,400,000	\$1,400,000	100.00%		
32	28 Washington Court	Colonial	4	3.1	12	\$1,349,000	\$1,349,000	\$1,411,000	104.60%		
33	5 Hillary Court	Colonial	5	4.1	27	\$1,500,000	\$1,500,000	\$1,495,000	99.67%	\$957,900	1.56
34	9 Chadwick Road	Colonial	5	3.1	9	\$1,475,000	\$1,475,000	\$1,505,000	102.03%	\$899,500	1.67
35	25 Manor Road	Contemp	6	5.1	30	\$1,600,000	\$1,600,000	\$1,600,000	100.00%		
36	79 Fellswood Drive	Contemp	6	5.1	1	\$1,665,000	\$1,665,000	\$1,625,000	97.60%		
37	25 Vanderbilt Drive	Contemp	5	5.1	22	\$1,750,000	\$1,750,000	\$1,720,000	98.29%	\$1,350,000	1.27
38	21 Tower Road	Colonial	6	5.2	55	\$1,700,000	\$1,700,000	\$1,755,000	103.24%		
39	24 Notch Hill Drive	Ranch	5	3.2	8	\$1,695,000	\$1,695,000	\$1,855,000	109.44%	\$1,116,500	1.66
40	181 Walnut Street	Colonial	6	6.1	15	\$1,850,000	\$1,850,000	\$1,860,000	100.54%	\$1,188,300	1.57
41	15 Putnam Road	Colonial	5	4.2	73	\$2,150,000	\$2,150,000	\$1,870,000	86.98%	\$1,555,700	1.20
42	69 Cornell Drive	Colonial	5	4.2	1	\$1,800,000	\$1,800,000	\$1,900,000	105.56%	\$1,328,400	1.43
43	88 Force Hill Road	Colonial	5	4.1	6	\$2,150,000	\$2,150,000	\$2,150,000	100.00%		
44	19 Trafalgar Drive	Colonial	5	4.2	16	\$2,600,000	\$2,600,000	\$2,363,888	90.92%	\$2,026,400	1.17
45	40 Westmount Drive	Colonial	4	5.1	35	\$2,695,000	\$2,695,000	\$2,405,000	89.24%	\$1,576,800	1.53
46	17 Coventry Road	Colonial	7	6.2	2	\$2,475,000	\$2,475,000	\$2,499,888	101.01%		
47	7 Dorothy Avenue	Split Level	5	5.0	14	\$1,399,000	\$1,399,000	\$1,376,000	98.36%		
48	3 Thurston Drive	Bi-Level	5	2.1	17	\$824,999	\$824,999	\$785,000	95.15%	\$586,000	1.34
AVERAGE					17	\$1,157,058	\$1,173,517	\$1,192,954	103.12%		1.43

### "Active" Listings in Livingston

Number of Units: 47  
Average List Price: \$1,611,925  
Average Days on Market: 62

### "Under Contract" Listings in Livingston

Number of Units: 48  
Average List Price: \$1,332,040  
Average Days on Market: 47

# 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	50	46	40	30	17					33
List Price	\$872,903	\$1,058,377	\$974,880	\$1,112,950	\$999,207	\$1,115,242	\$1,024,382	\$1,173,517					\$1,053,210
Sales Price	\$886,269	\$1,054,689	\$984,577	\$1,122,091	\$1,028,726	\$1,142,591	\$1,063,747	\$1,192,954					\$1,071,783
SP:LP%	101.03%	97.04%	102.55%	102.04%	103.57%	104.60%	105.45%	103.12%					102.85%
SP to AV	1.31	1.27	1.29	1.30	1.36	1.42	1.40	1.43					1.36
# Units Sold	26	18	26	22	27	33	34	48					234
3 Mo Rate of Ab	1.57	1.48	1.63	1.73	2.15	1.65	1.85	1.32					1.67
Active Listings	48	38	37	44	50	44	52	47					45
Under Contracts	49	63	65	63	73	84	70	48					64

## Flashback! YTD 2022 vs YTD 2023

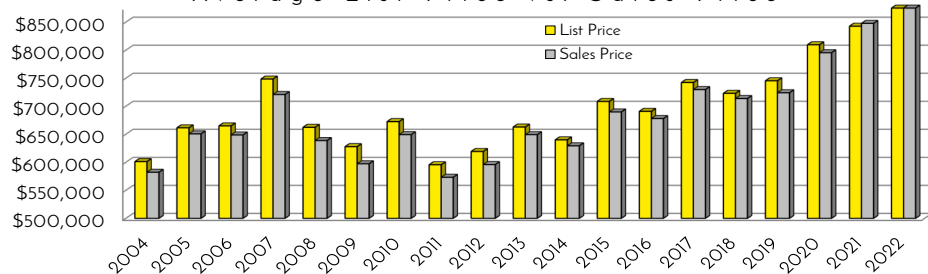
YTD	2022	2023	% Change
DOM	26	33	30.09%
Sales Price	\$992,260	\$1,071,783	8.01%
LP:SP	103.87%	102.85%	-0.98%
SP:AV	1.31	1.36	4.25%

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YTD	2022	2023	% Change
# Units Sold	284	234	-17.61%
Rate of Ab 3 Mo	1.59	1.67	5.44%
Actives	57	45	-20.53%
Under Contracts	76	64	-15.16%

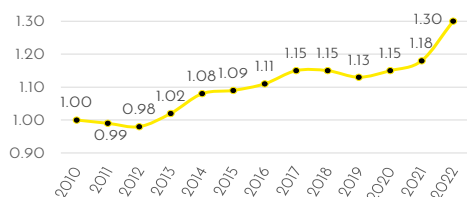
## Livingston Yearly Market Trends

Average List Price vs. Sales Price



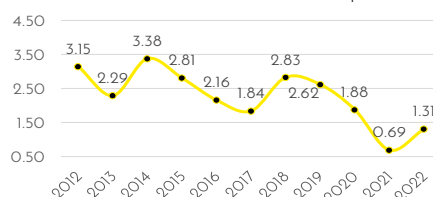
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
LP	\$601,135	\$661,426	\$664,870	\$748,415	\$662,317	\$627,865	\$672,470	\$595,503	\$619,249	\$662,845	\$639,989	\$615,078	\$690,777	\$742,206	\$722,917	\$745,346	\$809,553	\$842,690	\$963,234
SP	\$582,177	\$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



2009 Tax Re-Evaluation

12 Month Rate of Absorption

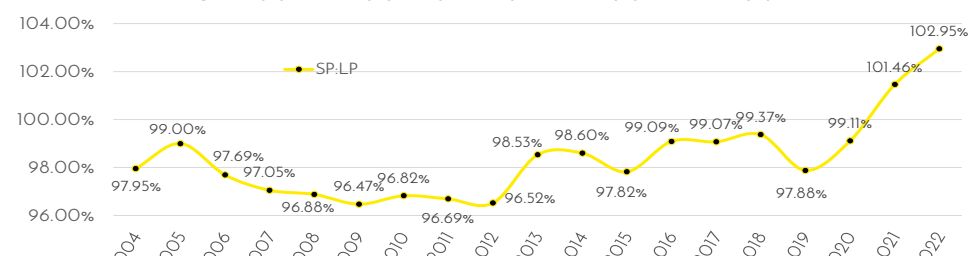


Data only available until 2012

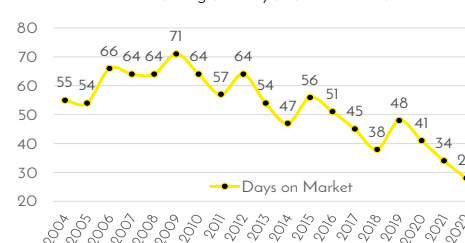
Information compiled from the Garden State Multiple Listing Service. Deemed Reliable but not Guaranteed.

## Livingston Yearly Market Trends

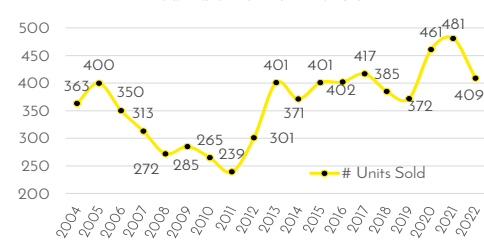
Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold



Not intended to solicit a property already listed.

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