

Livingston

November 2023 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Assessment	SP:AV
1	62 E Cedar Street	Colonial	3	2.0	44	\$445,000	\$445,000	\$475,000	106.74%	\$456,600	1.04
2	22 Amherst Place	CapeCod	3	1.0	15	\$497,000	\$497,000	\$566,500	113.98%	\$396,500	1.43
3	21 Highland Drive	RanchRas	3	2.1	66	\$650,000	\$650,000	\$601,000	92.46%	\$550,000	1.09
4	80 Irving Avenue	Colonial	3	2.0	9	\$579,000	\$579,000	\$650,000	112.26%	\$485,000	1.34
5	17 Lincoln Avenue	Colonial	3	1.1	20	\$680,000	\$680,000	\$670,000	98.53%	\$434,800	1.54
6	25 Melrose Drive	Ranch	3	1.1	36	\$589,900	\$589,900	\$700,000	118.66%	\$480,300	1.46
7	9 Rossmore Terrace	Split Level	3	1.1	8	\$685,000	\$685,000	\$730,000	106.57%	\$467,700	1.56
8	39 Manor Road	CapeCod	4	2.0	1	\$599,900	\$599,900	\$732,000	122.02%	\$490,400	1.49
9	64 E Sherbrooke Parkway	Colonial	4	2.1	40	\$949,900	\$889,000	\$870,000	97.86%	\$682,000	1.28
10	75 W McClellan Avenue	Split Level	4	2.0	17	\$925,000	\$925,000	\$970,000	104.86%	\$572,000	1.70
11	20 Northfield Court	Split Level	4	2.1	11	\$950,000	\$950,000	\$1,075,000	113.16%	\$522,800	2.06
12	83 Winged Foot Drive	TwnEndUn	3	3.1	24	\$1,049,000	\$1,049,000	\$1,120,000	106.77%	\$762,800	1.47
13	56 West Drive	Custom	5	3.1	9	\$1,050,000	\$1,050,000	\$1,130,000	107.62%	\$705,900	1.60
14	33 Hillside Avenue	Colonial	4	3.1	7	\$1,149,000	\$1,149,000	\$1,154,000	100.44%		
15	19 Cornell Drive	Ranch	4	3.1	10	\$1,350,000	\$1,350,000	\$1,282,000	94.96%	\$1,027,400	1.25
16	39 Hemlock Road	Contemp	4	3.1	8	\$1,200,000	\$1,200,000	\$1,303,000	108.58%	\$756,100	1.72
17	36 Heron Road	Split Level	4	3.1	46	\$1,299,999	\$1,299,999	\$1,310,000	100.77%		
18	6 Sylvan Court	Split Level	5	4.0	34	\$1,475,000	\$1,395,000	\$1,440,000	103.23%	\$824,700	1.75
19	25 Elmwood Drive	Contemp	6	5.1	2	\$1,675,000	\$1,675,000	\$1,660,000	99.10%		
20	3 Hemshire Drive	Colonial	7	7.1	262	\$4,250,000	\$4,250,000	\$4,250,000	100.00%		
AVERAGE					33	\$1,102,435	\$1,095,390	\$1,134,425	105.43%		1.49

"Active" Listings in Livingston

Number of Units: 40
 Average List Price: \$1,836,772
 Average Days on Market: 103

"Under Contract" Listings in Livingston

Number of Units: 44
 Average List Price: \$1,307,486
 Average Days on Market: 42

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	44	33		34
List Price	\$872,903	\$1,058,377	\$974,880	\$1,112,950	\$999,207	\$1,115,242	\$1,024,382	\$1,173,517	\$1,123,213	\$1,262,342	\$1,095,390		\$1,079,253
Sales Price	\$886,269	\$1,054,689	\$984,577	\$1,122,091	\$1,028,726	\$1,142,591	\$1,063,747	\$1,192,954	\$1,132,130	\$1,256,896	\$1,134,425		\$1,096,383
SP:LP%	101.03%	97.04%	102.55%	102.04%	103.57%	104.60%	105.45%	103.12%	103.30%	102.40%	105.43%		103.02%
SP to AV	1.31	1.27	1.29	1.30	1.36	1.42	1.40	1.43	1.43	1.32	1.49		1.37
# Units Sold	26	18	26	22	27	33	34	48	23	26	20		303
3 Mo Rate of Ab	1.57	1.48	1.63	1.73	2.15	1.65	1.85	1.32	1.54	1.21	1.84		1.63
Active Listings	48	38	37	44	50	44	52	47	52	40	40		45
Under Contracts	49	63	65	63	73	84	70	48	44	48	44		59

Flashback! YTD 2022 vs YTD 2023

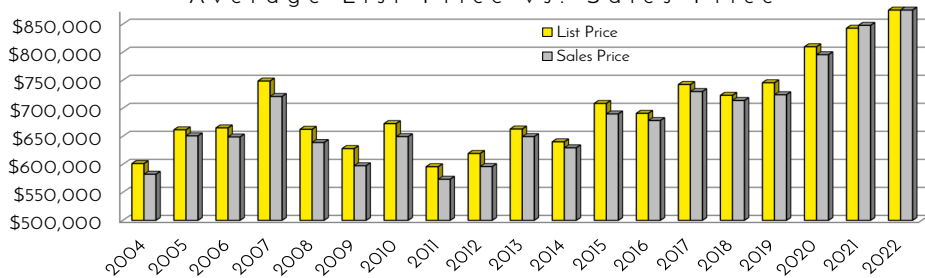
YTD	2022	2023	% Change
DOM	28	34	22.78%
Sales Price	\$989,259	\$1,096,383	10.83%
LP:SP	103.11%	103.02%	-0.09%
SP:AV	1.30	1.37	5.38%



YTD	2022	2023	% Change
# Units Sold	384	303	-21.09%
Rate of Ab 3 Mo	1.62	1.63	0.90%
Actives	59	45	-23.96%
Under Contracts	71	59	-16.65%

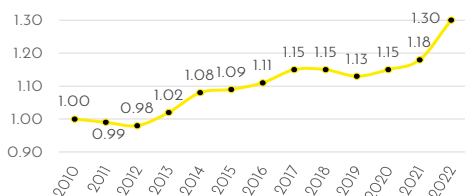
Livingston Yearly Market Trends

Average List Price vs. Sales Price

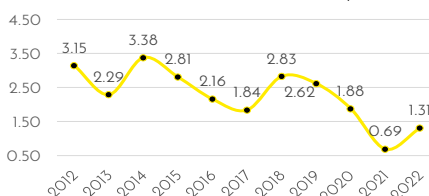


Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
LP	\$601,135	\$661,426	\$664,870	\$748,415	\$662,317	\$627,865	\$672,470	\$595,503	\$619,249	\$662,845	\$639,989	\$615,078	\$690,777	\$742,204	\$722,917	\$745,346	\$809,553	\$842,690	\$963,234
SP	\$582,177	\$650,679	\$648,695	\$720,875	\$638,797	\$597,335	\$649,233	\$573,206	\$595,914	\$649,260	\$629,350	\$652,729	\$677,959	\$729,648	\$713,672	\$724,004	\$795,418	\$847,751	\$985,475

Sales Price to Assessed Value Ratio

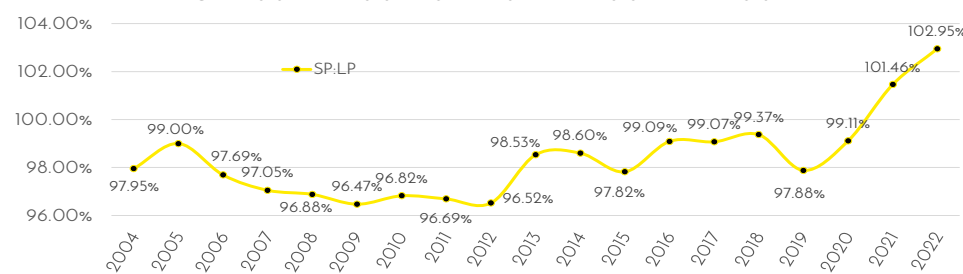


12 Month Rate of Absorption

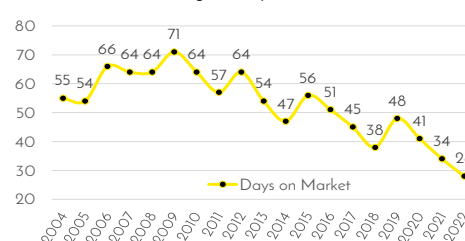


Livingston Yearly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

