

Livingston

December 2023 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Assessment	SP:AV
1	26 N Cedar Parkway	Ranch	3	2.0	1	\$575,000	\$575,000	\$650,000	113.04%	\$534,400	1.22
2	49 Wellington Road	Colonial	4	1.1	17	\$649,000	\$649,000	\$700,000	107.86%	\$466,900	1.50
3	913 Kensington Lane	TwnIntUn	3	2.1	12	\$718,000	\$718,000	\$700,000	97.49%	\$536,000	1.31
4	24 Longacre Drive	Colonial	3	1.1	41	\$699,000	\$700,000	\$705,000	100.71%	\$453,100	1.56
5	35 Wardell Road	Split Level	3	1.1	19	\$675,000	\$675,000	\$751,000	111.26%	\$474,800	1.58
6	162 Beaufort Avenue	Colonial	3	2.1	32	\$779,800	\$779,800	\$765,000	98.10%	\$532,600	1.44
7	190 Laurel Avenue	Ranch	4	2.0	63	\$949,000	\$849,000	\$803,000	94.58%	\$540,300	1.49
8	17 Braeburn Court	TwnEndUn	4	3.1	38	\$810,000	\$810,000	\$815,000	100.62%	\$574,000	1.42
9	33 Coddington Terrace	Colonial	4	2.1	57	\$845,000	\$845,000	\$891,000	105.44%	\$633,900	1.41
10	1 Cedar Gate Court	TwnEndUn	4	3.1	101	\$1,150,000	\$999,000	\$911,490	91.24%	\$743,900	1.23
11	32 Midway Drive	CapeCod	5	3.0	49	\$1,099,000	\$999,999	\$980,000	98.00%		
12	8 Stonewall Drive	Ranch	4	2.1	1	\$999,000	\$999,000	\$999,000	100.00%	\$714,300	1.40
13	18 Dickinson Lane	Colonial	4	3.2	11	\$1,249,900	\$1,249,900	\$1,275,000	102.01%		
14	117 Meadowbrook Road	Colonial	6	5.1	55	\$1,325,000	\$1,325,000	\$1,325,000	100.00%		
15	113 Meadowbrook Road	Colonial	6	4.1	81	\$1,350,000	\$1,350,000	\$1,355,000	100.37%		

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16	159 W Hobart Gap Road	Colonial	4	5.0	11	\$1,425,000	\$1,425,000	\$1,425,000	100.00%	\$835,000	1.71
17	10 Brown Court	Colonial	6	5.1	20	\$1,595,000	\$1,595,000	\$1,595,000	100.00%	\$1,344,500	1.19
18	8 Princeton Road	Colonial	5	3.1	36	\$1,795,000	\$1,695,000	\$1,675,000	98.82%	\$1,035,700	1.62
19	15 Thames Drive	Colonial	4	2.1	6	\$1,795,000	\$1,795,000	\$1,760,000	98.05%	\$1,054,600	1.67
20	198 Hillside Avenue	Colonial	6	6.1	28	\$1,999,888	\$1,999,888	\$1,900,000	95.01%		
21	29 Intervale Road	Colonial	6	6.1	132	\$1,995,000	\$1,995,000	\$1,995,000	100.00%		
22	21 Penwood Road	Colonial	5	4.2	15	\$1,888,000	\$1,888,000	\$2,021,000	107.04%	\$1,153,900	1.75
23	212 W Hobart Gap Road	Colonial	6	7.1	73	\$2,200,000	\$2,200,000	\$2,150,000	97.73%		
24	10 Chetwynd Terrace	Colonial	6	4.2	3	\$2,500,000	\$2,500,000	\$2,487,500	99.50%	\$1,957,500	1.27
AVERAGE					38	\$1,294,400	\$1,275,691	\$1,276,416	100.70%		1.45

"Active" Listings in Livingston

Number of Units: 30
 Average List Price: \$1,861,796
 Average Days on Market: 127

"Under Contract" Listings in Livingston

Number of Units: 35
 Average List Price: \$1,357,566
 Average Days on Market: 45

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	38	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	\$1,275,691	\$1,093,671
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	\$1,276,416	\$1,109,596
SP:LP%	101.03%	97.04%	102.55%	102.04%	103.57%	104.60%	105.45%	103.12%	103.30%	102.40%	105.43%	100.70%	102.85%
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	1.45	1.38
# Units Sold	26	18	26	22	27	33	34	48	23	26	20	24	327
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	1.37	1.61
Active Listings	48	38	37	44	50	44	52	47	52	40	40	30	44
Under Contracts	49	63	65	63	73	84	70	48	44	48	44	35	57

Flashback! YTD 2022 vs YTD 2023

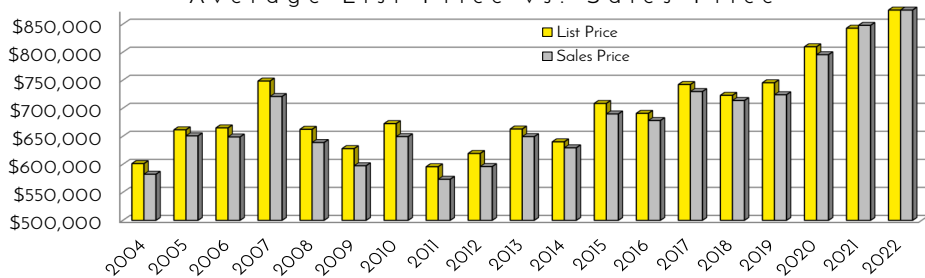
YTD	2022	2023	% Change
DOM	28	34	22.12%
Sales Price	\$985,475	\$1,109,596	12.60%
LP:SP	102.95%	102.85%	-0.09%
SP:AV	1.30	1.38	5.77%



YTD	2022	2023	% Change
# Units Sold	409	327	-20.05%
Rate of Ab 3 Mo	1.62	1.61	-0.57%
Actives	58	44	-24.57%
Under Contracts	69	57	-17.05%

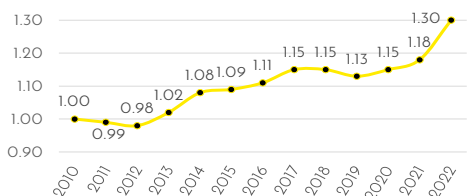
Livingston Yearly Market Trends

Average List Price vs. Sales Price

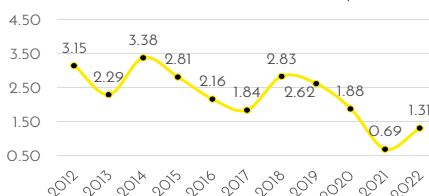


Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
LP	\$601,135	\$661,426	\$664,870	\$748,415	\$662,317	\$627,865	\$672,470	\$595,503	\$619,249	\$662,845	\$639,989	\$615,078	\$690,777	\$742,204	\$722,917	\$745,346	\$809,553	\$842,690	\$963,234
SP	\$582,177	\$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

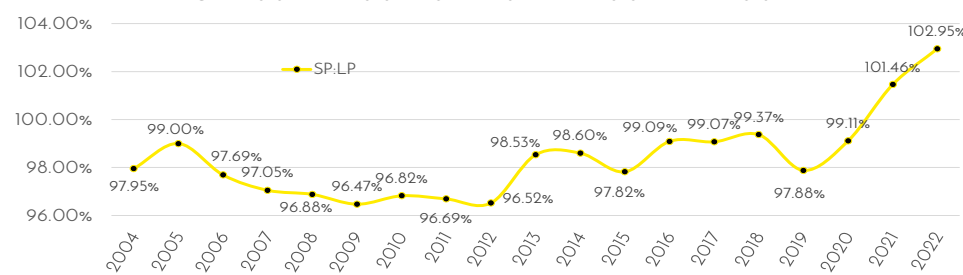


12 Month Rate of Absorption

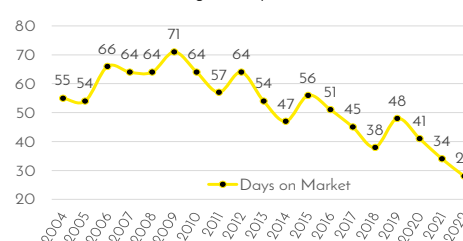


Livingston Yearly Market Trends

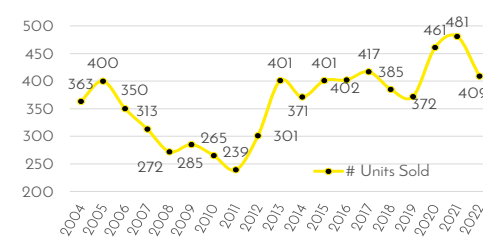
Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold



2009 Tax Re-Evaluation

Data only available until 2012

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

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Not intended to solicit a property already listed.