

Livingston

January 2024 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Assessment	SP:AV
1	4307 Pointe Gate Drive	OneFloor	2	2.0	9	\$375,000	\$375,000	\$420,000	112.00%	\$371,800	1.13
2	176 N Livingston Avenue	Colonial	3	1.1	71	\$589,000	\$499,000	\$525,000	105.21%	\$367,800	1.43
3	271 N Livingston Avenue	Colonial	4	2.1	26	\$640,000	\$640,000	\$640,000	100.00%	\$626,800	1.02
4	9 Oakwood Avenue	Colonial	4	2.0	21	\$575,000	\$575,000	\$655,860	114.06%	\$507,100	1.29
5	39 Laurel Avenue	Colonial	3	1.1	24	\$599,900	\$599,900	\$671,000	111.85%	\$428,600	1.57
6	47 Burnet Street	Colonial	3	2.0	42	\$675,000	\$675,000	\$676,100	100.16%	\$465,200	1.45
7	410 Turlington Court	TwnIntUn	3	2.1	41	\$709,000	\$709,000	\$755,000	106.49%	\$536,000	1.41
8	2 Woodcrest Drive	Colonial	4	2.0	15	\$775,000	\$775,000	\$775,000	100.00%	\$563,600	1.38
9	64 N Mitchell Avenue	Split Level	3	3.0	52	\$795,000	\$795,000	\$795,000	100.00%	\$535,400	1.48
10	24 W Hobart Gap Road	Ranch	5	2.1	41	\$779,900	\$779,900	\$825,000	105.78%	\$433,300	1.90
11	54 Trocha Avenue	Bi-Level	5	2.0	19	\$789,000	\$789,000	\$850,000	107.73%	\$505,900	1.68
12	32 Coddington Terrace	Ranch	4	3.1	27	\$849,000	\$849,000	\$861,500	101.47%	\$638,500	1.35
13	48 Amelia Avenue	Split Level	5	2.0	8	\$779,000	\$779,000	\$908,000	116.56%	\$599,800	1.51
14	7 Tilden Court	Split Level	4	2.1	13	\$795,000	\$795,000	\$925,000	116.35%	\$612,000	1.51
15	291 Walnut Street	Colonial	5	3.0	11	\$919,000	\$919,000	\$940,000	102.29%	\$970,300	0.97
16	9 Northfield Court	Split Level	4	2.1	9	\$950,000	\$950,000	\$995,017	104.74%	\$531,500	1.87
17	138 W Northfield Road	Colonial	5	3.1	82	\$1,250,000	\$1,250,000	\$1,075,000	86.00%	\$956,600	1.12
18	59 Elmwood Drive	Colonial	5	4.1	3	\$1,400,000	\$1,400,000	\$1,200,000	85.71%		
19	19 N Ridge Road	Colonial	6	4.0	12	\$1,659,000	\$1,659,000	\$1,650,000	99.46%		
20	116 E Cedar Street	Colonial	6	6.1	177	\$1,790,000	\$1,790,000	\$1,775,000	99.16%		

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21	228 E McClellan Avenue	Colonial	6	5.1	12	\$1,799,000	\$1,799,000	\$1,820,000	101.17%		
22	89 Force Hill Road	Colonial	5	4.1	319	\$2,150,000	\$2,720,000	\$2,134,000	78.46%		
23	5 Huntington Road	Custom	5	4.1	1	\$2,150,000	\$2,150,000	\$2,150,000	100.00%	\$1,511,100	1.42
24	22 East Drive	Custom	5	5.1	10	\$2,095,000	\$2,095,000	\$2,200,000	105.01%	\$1,450,900	1.52
25	22 Thames Drive	Custom	4	4.2	14	\$2,495,000	\$2,495,000	\$2,463,000	98.72%	\$1,738,800	1.42
26	8 Grasmere Court	Custom	6	7.2	52	\$4,895,000	\$4,895,000	\$4,300,000	87.84%	\$2,163,600	1.99
AVERAGE					43	\$1,279,877	\$1,298,338	\$1,268,634	101.78%		1.45

"Active" Listings in Livingston

Number of Units: 38
 Average List Price: \$1,914,629
 Average Days on Market: 70

"Under Contract" Listings in Livingston

Number of Units: 27
 Average List Price: \$1,391,556
 Average Days on Market: 38

Livingston 2024 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	43												43
List Price	\$1,298,338												\$1,298,338
Sales Price	\$1,268,634												\$1,268,634
SP:LP%	101.78%												101.78%
SP to AV	1.45												1.45
# Units Sold	26												26
3 Mo Rate of Ab	1.70												1.70
Active Listings	38												38
Under Contracts	27												27

Flashback! YTD 2023 vs YTD 2024

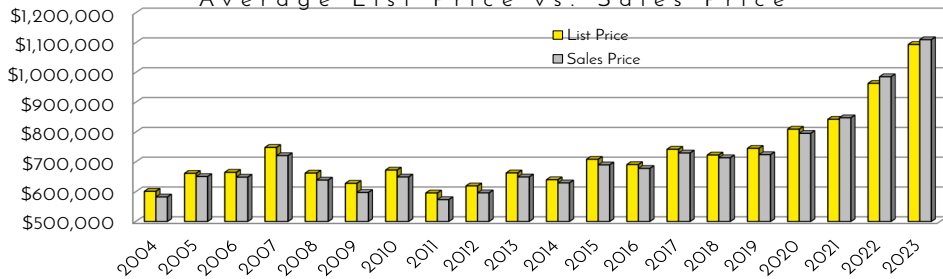
YTD	2023	2024	% Change
DOM	28	43	52.19%
Sales Price	\$886,269	\$1,268,634	43.14%
LP:SP	101.03%	101.78%	0.74%
SP:AV	1.31	1.45	10.73%



YTD	2023	2024	% Change
# Units Sold	26	26	0.00%
Rate of Ab 3 Mo	1.57	1.70	8.28%
Actives	48	38	-20.83%
Under Contracts	49	27	-44.90%

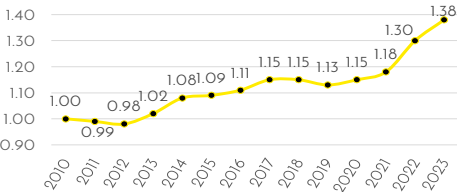
Livingston Yearly Market Trends

Average List Price vs. Sales Price

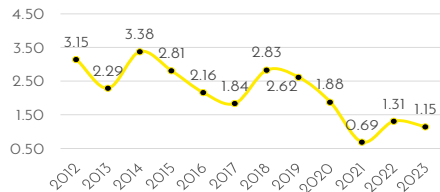


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
LP	\$601,135	\$661,426	\$664,870	\$748,415	\$662,317	\$627,865	\$672,470	\$595,503	\$619,249	\$662,845	\$639,989	\$615,078	\$690,777	\$742,204	\$722,917	\$745,346	\$809,553	\$842,690	\$963,234	\$1,093,671
SP	\$582,177	\$650,679	\$648,695	\$720,875	\$638,797	\$597,355	\$649,253	\$575,206	\$595,914	\$649,260	\$629,350	\$652,729	\$677,958	\$729,648	\$713,672	\$724,006	\$795,418	\$847,751	\$985,475	\$1,109,596

Sales Price to Assessed Value Ratio

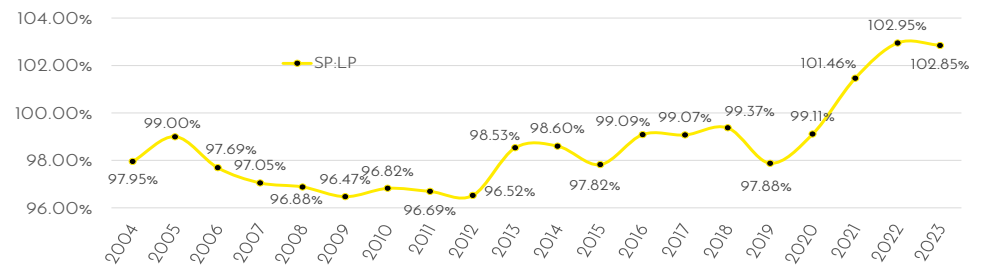


12 Month Rate of Absorption

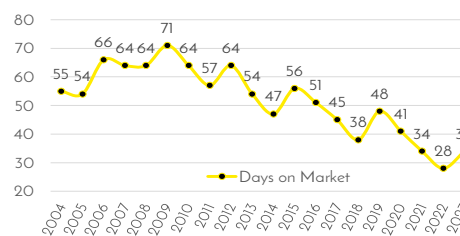


Livingston Yearly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

