

Livingston

March 2024 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Assessment	SP:AV
1	3108 Pointe Gate Drive	TwnIntUn	2	2.0	18	\$450,000	\$450,000	\$450,000	100.00%	\$469,300	0.96
2	1305 Town Center Way	OneFloor	2	2.1	58	\$550,000	\$495,000	\$550,000	111.11%	\$563,100	0.98
3	5 Briar Cliff Road	FixrUppr	3	1.0	10	\$589,000	\$589,000	\$600,000	101.87%	\$422,000	1.42
4	57 W McClellan Avenue	Split Level	4	2.0	3	\$660,000	\$660,000	\$660,000	100.00%	\$497,700	1.33
5	20 Cambridge Road	CapeCod	2	1.0	6	\$550,000	\$550,000	\$705,777	128.32%	\$397,800	1.77
6	11 Country Club Road	Colonial	3	1.1	6	\$650,000	\$650,000	\$752,000	115.69%	\$487,800	1.54
7	38 Wynnewood Road	CapeCod	4	2.0	40	\$810,000	\$815,000	\$811,000	99.51%	\$518,600	1.56
8	52 East Drive	Colonial	4	2.1	6	\$950,000	\$950,000	\$990,000	104.21%	\$651,000	1.52
9	32 Intervale Road	Split Level	4	3.0	7	\$999,000	\$999,000	\$1,160,000	116.12%	\$692,200	1.68
10	30 W McClellan Avenue	Custom	4	2.1	9	\$1,150,000	\$1,150,000	\$1,200,000	104.35%		
11	115 Meadowbrook Road	Colonial	6	4.1	29	\$1,375,000	\$1,400,000	\$1,400,000	100.00%		
12	170 Beaufort Avenue	Colonial	5	4.1	29	\$1,450,000	\$1,450,000	\$1,450,000	100.00%	\$1,717,600	0.84
13	9 Fairfax Drive	Colonial	6	5.1	4	\$1,500,000	\$1,500,000	\$1,500,000	100.00%		
14	5 Longacre Drive	Colonial	6	5.1	133	\$1,550,000	\$1,550,000	\$1,550,000	100.00%		
15	9 Arrow Drive	Custom	6	5.0	29	\$1,599,000	\$1,599,000	\$1,609,000	100.63%		
16	56 Belmont Drive	Colonial	6	5.1	14	\$1,699,000	\$1,699,000	\$1,710,000	100.65%		
17	9 Cornerstone Way	Colonial	4	2.1	8	\$1,675,000	\$1,675,000	\$1,800,000	107.46%	\$1,109,300	1.62
AVERAGE					24	\$1,070,941	\$1,069,471	\$1,111,634	105.29%		1.38

"Active" Listings in Livingston

Number of Units: 40
 Average List Price: \$2,052,895
 Average Days on Market: 79

"Under Contract" Listings in Livingston

Number of Units: 49
 Average List Price: \$1,291,116
 Average Days on Market: 26

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	59	24										39
List Price	\$1,298,338	\$1,433,667	\$1,069,471										\$1,246,938
Sales Price	\$1,268,634	\$1,390,000	\$1,111,634										\$1,238,313
SP:LP%	101.78%	97.05%	105.29%										102.11%
SP to AV	1.45	1.31	1.38										1.41
# Units Sold	26	9	17										52
3 Mo Rate of Ab	1.70	2.41	2.53										2.21
Active Listings	38	44	40										41
Under Contracts	27	38	49										38

Flashback! YTD 2023 vs YTD 2024

YTD	2023	2024	% Change
DOM	33	39	20.39%
Sales Price	\$960,014	\$1,238,313	28.99%
LP:SP	100.57%	102.11%	1.53%
SP:AV	1.29	1.41	8.92%



YTD	2023	2024	% Change
# Units Sold	70	52	-25.71%
Rate of Ab 3 Mo	1.56	2.21	41.88%
Actives	41	41	-0.81%
Under Contracts	59	38	-35.59%

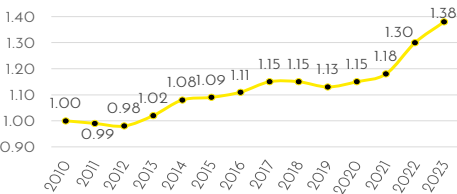
Livingston Yearly Market Trends

Average List Price vs. Sales Price



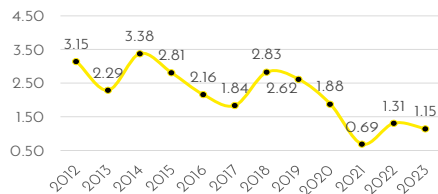
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
LP	\$601,135	\$661,426	\$664,870	\$748,415	\$662,317	\$627,865	\$672,470	\$595,503	\$619,249	\$662,845	\$639,989	\$615,078	\$690,777	\$742,204	\$722,917	\$745,346	\$809,553	\$842,690	\$963,234	\$1,093,671
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



2009 Tax Re-Evaluation

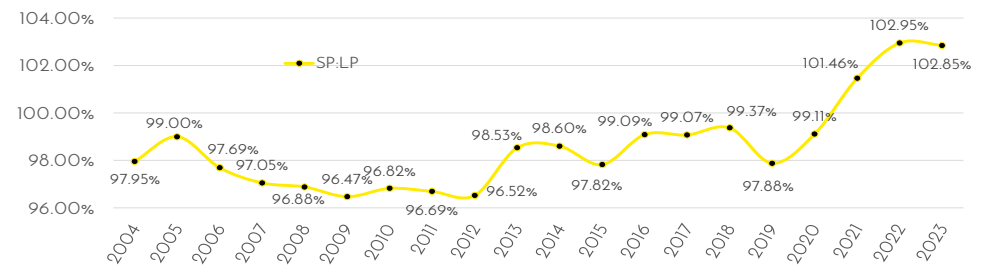
12 Month Rate of Absorption



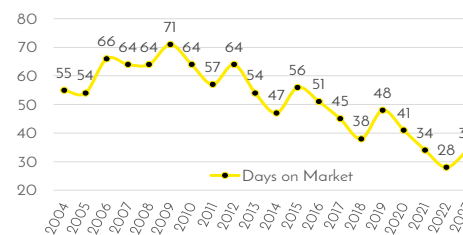
Data only available until 2012

Livingston Yearly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

