

Livingston

April 2024 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Assessment	SP:AV
1	4206 Pointe Gate Drive	OneFloor	2	2.0	22	\$425,000	\$425,000	\$422,500	99.41%	\$371,800	1.14
2	53 W Cedar Street	CapeCod	3	1.0	1	\$550,000	\$550,000	\$550,000	100.00%	\$409,600	1.34
3	1209 Town Center Way	OneFloor	2	2.1	27	\$650,000	\$650,000	\$600,000	92.31%	\$610,200	0.98
4	818 Kensington Lane	TwnIntUn	2	2.1	12	\$638,000	\$638,000	\$665,000	104.23%	\$495,300	1.34
5	12 Knollwood Drive	Bi-Level	5	2.0	10	\$845,000	\$845,000	\$875,000	103.55%	\$455,300	1.92
6	185 E Northfield Road	Colonial	5	4.1	7	\$899,000	\$899,000	\$950,000	105.67%	\$482,800	1.97
7	44 Edgemere Road	Bi-Level	4	2.1	34	\$959,000	\$929,000	\$981,000	105.60%	\$589,300	1.66
8	11 Bristol Court	Split Level	4	2.2	9	\$925,000	\$925,000	\$990,000	107.03%	\$566,900	1.75
9	48 Baker Road	Colonial	3	3.1	16	\$849,000	\$849,000	\$998,000	117.55%	\$624,100	1.60
10	52 Havenwood Drive	Split Level	4	2.1	14	\$1,250,000	\$1,250,000	\$1,250,000	100.00%	\$750,000	1.67
11	1 Princeton Road	Ranch	4	3.0	1	\$1,400,000	\$1,400,000	\$1,395,000	99.64%	\$825,000	1.69
12	19 Rockhill Drive	Split Level	5	2.1	9	\$1,249,900	\$1,249,900	\$1,410,000	112.81%	\$844,800	1.67
13	42 Hickory Place	Split Level	6	3.1	9	\$1,165,000	\$1,165,000	\$1,425,000	122.32%	\$812,400	1.75
14	22 Notch Hill Drive	Ranch	3	3.0	28	\$1,200,000	\$1,200,000	\$1,461,000	121.75%	\$861,400	1.70
15	69 N Livingston Avenue	Custom	6	5.1	28	\$1,495,000	\$1,495,000	\$1,531,000	102.41%	New	
16	28 Fellswood Drive	Colonial	6	4.1	12	\$1,497,000	\$1,497,000	\$1,600,000	106.88%	New	
17	29 Ridge Drive	Custom	4	4.1	12	\$1,389,000	\$1,389,000	\$1,640,000	118.07%	\$1,012,600	1.62
18	41 Ross Road	Custom	7	6.1	15	\$1,850,000	\$1,850,000	\$1,825,000	98.65%	\$1,308,800	1.39
19	18 West Drive	Colonial	4	2.1	23	\$1,775,000	\$1,775,000	\$1,825,000	102.82%	\$887,600	2.06
20	11 Marberne Terrace	Contemp	6	5.1	13	\$1,999,000	\$1,999,000	\$2,100,000	105.05%	New	
21	54 Morningside Drive	Colonial	6	5.1	226	\$2,399,000	\$2,300,000	\$2,200,000	95.65%	New	
22	5 Goodhart Drive	Custom	7	6.2	54	\$3,100,000	\$3,100,000	\$3,100,000	100.00%	New	
AVERAGE					26	\$1,295,859	\$1,289,995	\$1,354,250	105.52%		1.60

"Active" Listings in Livingston

Number of Units: 43
 Average List Price: \$1,833,727
 Average Days on Market: 80

"Under Contract" Listings in Livingston

Number of Units: 66
 Average List Price: \$1,307,962
 Average Days on Market: 21

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	26									36
List Price	\$1,298,338	\$1,433,667	\$1,069,471	\$1,289,995									\$1,259,739
Sales Price	\$1,268,634	\$1,390,000	\$1,111,634	\$1,354,250									\$1,272,780
SP:LP%	101.78%	97.05%	105.29%	105.52%									103.12%
SP to AV	1.45	1.31	1.38	1.60									1.47
# Units Sold	26	9	17	22									74
3 Mo Rate of Ab	1.70	2.41	2.53	3.25									2.47
Active Listings	38	44	40	43									41
Under Contracts	27	38	49	66									45

Flashback! YTD 2023 vs YTD 2024

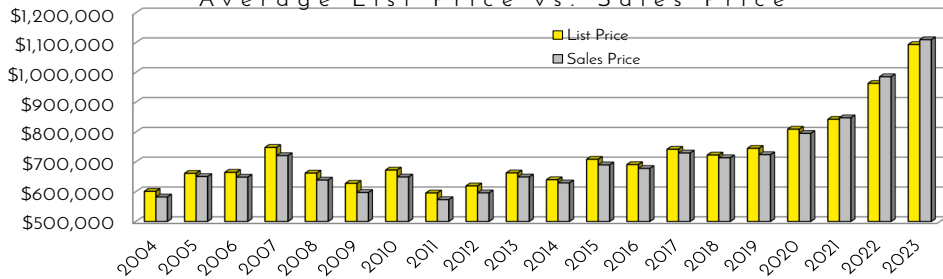
YTD	2023	2024	% Change
DOM	37	36	-3.53%
Sales Price	\$998,772	\$1,272,780	27.43%
LP:SP	100.92%	103.12%	2.18%
SP:AV	1.29	1.47	13.44%



YTD	2023	2024	% Change
# Units Sold	92	74	-19.57%
Rate of Ab 3 Mo	1.60	2.47	54.29%
Actives	42	41	-1.20%
Under Contracts	60	45	-25.00%

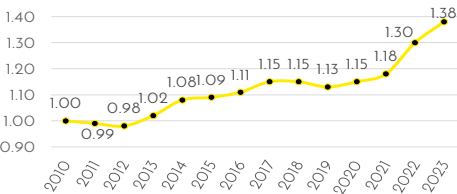
Livingston Yearly Market Trends

Average List Price vs. Sales Price

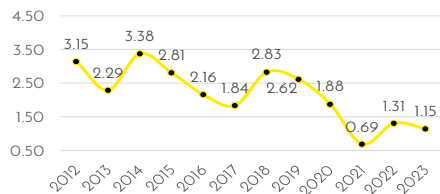


Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
LP	\$601,135	\$661,426	\$664,870	\$748,415	\$662,317	\$627,865	\$672,470	\$595,503	\$619,249	\$662,845	\$639,989	\$615,078	\$690,777	\$742,204	\$722,917	\$745,346	\$809,553	\$842,690	\$963,234	\$1,093,671
SP	\$582,177	\$650,679	\$648,695	\$720,875	\$638,797	\$597,355	\$649,233	\$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

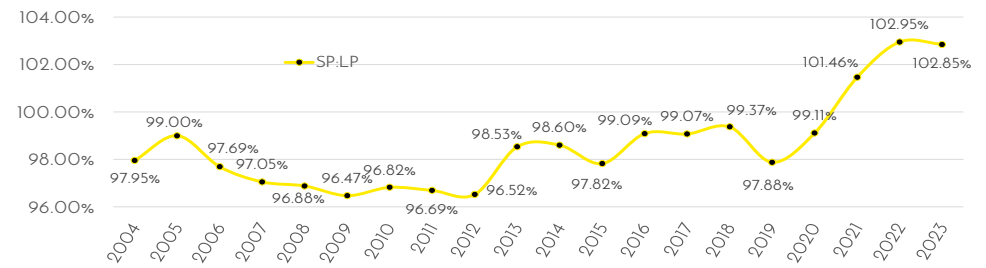


12 Month Rate of Absorption

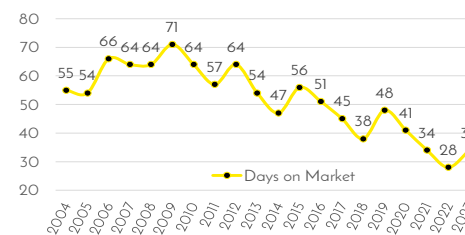


Livingston Yearly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

