

# Livingston

## July 2024 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Assessment	SP:AV
1	1301 Town Center Way	TwnEndUn	2	2.1	127	\$699,000	\$610,000	\$580,000	95.08%	\$585,400	0.99
2	81 Mounthaven Drive	Colonial	3	1.1	13	\$549,000	\$549,000	\$600,000	109.29%	\$394,100	1.52
3	68 N Livingston Avenue	Colonial	2	1.1	14	\$550,000	\$550,000	\$600,000	109.09%	\$427,900	1.40
4	35 Crescent Road	Colonial	3	1.1	1	\$610,000	\$610,000	\$610,000	100.00%	\$458,300	1.33
5	74 Hillside Terrace	CapeCod	3	1.1	30	\$649,000	\$649,000	\$621,000	95.69%	\$401,500	1.55
6	30 W Lawn Road	Colonial	3	1.1	9	\$595,000	\$595,000	\$696,000	116.97%	\$500,200	1.39
7	49 Beverly Road	CapeCod	3	2.0	1	\$725,000	\$725,000	\$725,000	100.00%	\$454,700	1.59
8	13 Plymouth Drive	SplitLev	4	2.1	1	\$750,000	\$750,000	\$760,000	101.33%	\$483,900	1.57
9	73 Walnut Street	Colonial	3	2.0	26	\$749,000	\$749,000	\$770,000	102.80%	\$430,400	1.79
10	7 Maplewood Drive	CapeCod	3	2.0	2	\$588,000	\$588,000	\$800,000	136.05%	\$441,900	1.81
11	27 Mounthaven Drive	Colonial	4	1.1	31	\$799,000	\$799,000	\$825,000	103.25%	\$491,100	1.68
12	27 W Lawn Road	Colonial	3	1.1	12	\$768,000	\$768,000	\$828,000	107.81%	\$503,000	1.65
13	28 Haralson Court	TwnIntUn	4	3.1	19	\$839,000	\$839,000	\$865,000	103.10%	\$581,400	1.49
14	10 Trombley Drive	SplitLev	4	2.1	20	\$899,000	\$899,000	\$885,000	98.44%	\$536,900	1.65
15	28 Pebble Beach Drive	TwnIntUn	3	3.1	9	\$885,000	\$885,000	\$885,000	100.00%	\$632,000	1.40
16	105 N Livingston Avenue	SplitLev	4	3.0	1	\$900,000	\$900,000	\$900,000	100.00%	Renovated	
17	19 Washington Court	SplitLev	3	2.1	9	\$799,000	\$799,000	\$930,000	116.40%	Renovated	
18	18 Montgomery Road	Colonial	3	2.1	7	\$775,000	\$775,000	\$970,000	125.16%	\$527,400	1.84
19	9 Washington Court	SplitLev	3	2.1	8	\$789,000	\$789,000	\$990,000	125.48%	\$576,900	1.72
20	80 Glendale Avenue	SplitLev	3	2.1	11	\$825,000	\$825,000	\$992,000	120.24%	\$550,400	1.80
21	28 Kearney Terrace	SplitLev	4	2.1	8	\$950,000	\$950,000	\$999,000	105.16%	\$644,100	1.55
22	16 Hill Street	SplitLev	4	3.0	8	\$899,000	\$899,000	\$999,999	111.23%	\$528,900	1.89
23	22 Wellington Road	Colonial	4	2.1	7	\$999,000	\$999,000	\$1,075,000	107.61%	\$523,700	2.05
24	204 Beaufort Avenue	SplitLev	4	2.1	9	\$899,000	\$899,000	\$1,102,000	122.58%	\$656,100	1.68
25	11 Penwood Road	Ranch	3	3.0	8	\$985,000	\$985,000	\$1,125,000	114.21%	\$631,400	1.78

# Livingston

## June 2024 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Assessment	SP:AV
26	47 Lexington Drive	Colonial	4	2.2	8	\$900,000	\$900,000	\$1,150,000	127.78%	\$641,700	1.79
27	14 Mount Vernon Court	Colonial	5	3.1	12	\$1,199,000	\$1,199,000	\$1,400,000	116.76%	\$783,000	1.79
28	27 Scarsdale Drive	SplitLev	4	3.0	12	\$1,395,000	\$1,395,000	\$1,423,000	102.01%	\$765,300	1.86
29	20 Lexington Drive	Colonial	4	3.1	12	\$1,375,000	\$1,375,000	\$1,452,000	105.60%	New	
30	18 Hickory Place	Colonial	4	2.1	6	\$1,380,000	\$1,380,000	\$1,485,000	107.61%	\$697,600	2.13
31	10 Symington Avenue	Colonial	4	4.0	8	\$1,230,000	\$1,230,000	\$1,500,000	121.95%	\$881,200	1.70
32	100 N Hillside Avenue	Colonial	4	4.1	8	\$1,425,000	\$1,425,000	\$1,545,000	108.42%	\$945,700	1.63
33	41 Ashwood Drive	Contemp	6	5.1	49	\$1,700,000	\$1,600,000	\$1,550,000	96.88%	New	
34	6 Hastings Lane	Colonial	4	2.1	1	\$1,350,000	\$1,350,000	\$1,654,000	122.52%	\$915,000	1.81
35	3 Chadwick Road	Colonial	4	3.1	13	\$1,799,000	\$1,799,000	\$1,725,000	95.89%	\$969,800	1.78
36	23 Harvest Lane	Colonial	6	5.1	5	\$1,750,000	\$1,750,000	\$1,750,000	100.00%	New	
37	25 Harvest Lane	Colonial	5	5.1	33	\$1,775,000	\$1,775,000	\$1,765,000	99.44%	New	
38	67 Chestnut Street	Contemp	5	5.4	51	\$2,150,000	\$2,150,000	\$2,067,882	96.18%	\$1,700,000	1.22
39	4 Cliffside Drive	Colonial	5	5.1	8	\$1,850,000	\$1,850,000	\$2,100,000	113.51%	\$1,295,000	1.62
40	3 Mellon Place	Colonial	5	4.2	26	\$2,149,900	\$2,149,900	\$2,350,000	109.31%	\$1,253,200	1.88
41	7 Chelsea Drive	Colonial	5	4.3	11	\$2,595,000	\$2,595,000	\$2,650,000	102.12%	\$1,661,700	1.59
42	19 Hearthstone Terrace	Colonial	6	6.1	1	\$2,850,000	\$2,850,000	\$2,850,000	100.00%	New	
<b>AVERAGE</b>					16	\$1,151,117	\$1,146,617	\$1,227,378	108.40%		1.65

### "Active" Listings in Livingston

Number of Units: 39  
 Average List Price: \$1,704,351  
 Average Days on Market: 69

### "Under Contract" Listings in Livingston

Number of Units: 67  
 Average List Price: \$1,277,885  
 Average Days on Market: 31

# 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	17	28	16						26
List Price	\$1,298,338	\$1,433,667	\$1,069,471	\$1,289,995	\$1,073,358	\$1,297,470	\$1,146,617						\$1,199,988
Sales Price	\$1,268,634	\$1,390,000	\$1,111,634	\$1,354,250	\$1,160,618	\$1,315,815	\$1,227,378						\$1,245,117
SP:LP%	101.78%	97.05%	105.29%	105.52%	110.56%	103.91%	108.40%						106.03%
SP to AV	1.45	1.31	1.38	1.60	1.50	1.57	1.65						1.54
# Units Sold	26	9	17	22	38	27	42						181
3 Mo Rate of Ab	1.70	2.41	2.53	3.25	2.33	1.58	1.10						2.13
Active Listings	38	44	40	43	51	47	39						43
Under Contracts	27	38	49	66	65	73	67						55

## Flashback! YTD 2023 vs YTD 2024

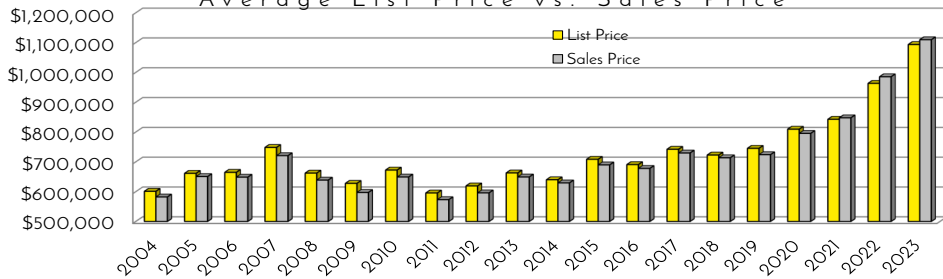
YTD	2023	2024	% Change
DOM	37	26	-30.76%
Sales Price	\$1,040,513	\$1,245,117	19.66%
LP:SP	102.78%	106.03%	3.15%
SP:AV	1.35	1.54	14.25%



YTD	2023	2024	% Change
# Units Sold	186	181	-2.69%
Rate of Ab 3 Mo	1.72	2.13	23.55%
Actives	45	43	-3.51%
Under Contracts	67	55	-17.56%

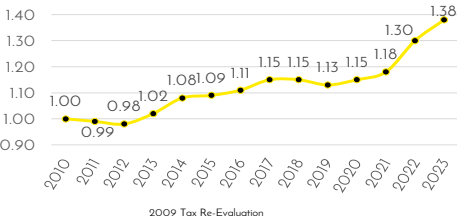
### Livingston Yearly Market Trends

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	\$745,344	\$809,553	\$842,690	\$963,234	\$1,093,671
SP	\$582,177	\$650,679	\$648,695	\$720,875	\$638,797	\$597,355	\$649,233	\$573,206	\$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

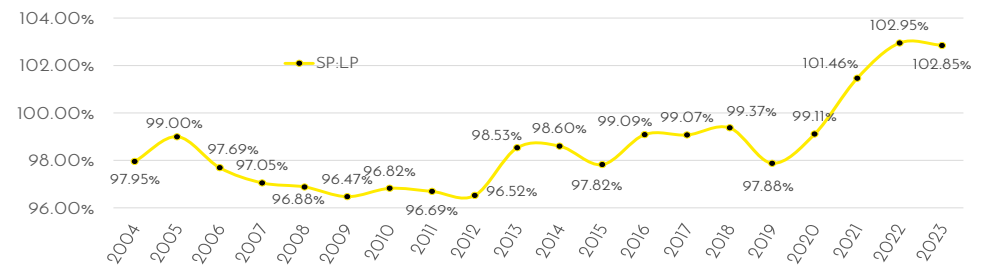


12 Month Rate of Absorption

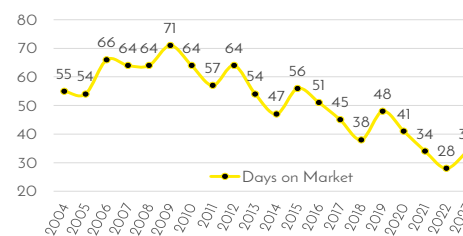


### Livingston Yearly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

