

# Livingston

## September 2024 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Assessment	SP:AV
1	38 Crescent Road	Colonial	3	2.0	2	\$650,000	\$650,000	\$650,000	100.00%	\$480,900	1.35
2	120 Meadowbrook Road	CapeCod	4	2.0	74	\$699,000	\$687,000	\$665,000	96.80%	\$449,100	1.48
3	480 S Livingston Avenue	Colonial	4	2.0	13	\$679,000	\$679,000	\$725,000	106.77%	\$415,500	1.74
4	24 Hazel Avenue	Colonial	3	2.1	39	\$785,000	\$749,000	\$753,000	100.53%	\$517,800	1.45
5	17 Ashwood Drive	SplitLev	3	2.1	42	\$789,000	\$789,000	\$755,000	95.69%	\$466,900	1.62
6	73 W Cedar Street	SplitLev	4	2.1	8	\$799,999	\$799,999	\$810,000	101.25%	\$500,400	1.62
7	54 Melrose Drive	Ranch	3	2.0	15	\$799,000	\$799,000	\$811,000	101.50%	\$491,700	1.65
8	44 Mount Pleasant Parkway	Colonial	3	3.1	22	\$899,000	\$849,000	\$830,000	97.76%	\$569,900	1.46
9	34 N Ridge Road	SplitLev	3	1.1	8	\$720,000	\$720,000	\$860,000	119.44%	\$446,800	1.92
10	45 Elmwood Drive	CapeCod	5	2.0	1	\$850,000	\$850,000	\$930,000	109.41%	\$534,100	1.74
11	6 Breton Place	Bi-Level	4	2.0	9	\$888,886	\$888,886	\$931,000	104.74%	\$585,800	1.59
12	17 Arlington Drive	SplitLev	4	1.1	14	\$799,000	\$799,000	\$953,000	119.27%	\$581,800	1.64
13	9 Alcott Drive	SplitLev	3	2.0	17	\$895,000	\$895,000	\$981,000	109.61%	\$564,700	1.74
14	82 W Oakwood Avenue	SplitLev	5	2.1	18	\$995,000	\$995,000	\$985,000	98.99%	\$639,300	1.54
15	53 Eastbrook Terrace	SplitLev	4	2.1	1	\$1,200,000	\$1,200,000	\$1,200,000	100.00%	\$599,900	2.00
16	99 Winged Foot Drive	TwndEndUn	3	3.1	8	\$1,075,000	\$1,075,000	\$1,200,000	111.63%	\$753,900	1.59
17	6 Thurston Drive	SplitLev	4	2.1	6	\$995,000	\$995,000	\$1,262,000	126.83%	\$697,000	1.81
18	81 Chestnut Street	Contemp	6	7.2	20	\$1,300,000	\$1,300,000	\$1,325,000	101.92%	\$1,810,500	0.73
19	6 Brentwood Drive	SplitLev	4	2.1	7	\$1,350,000	\$1,350,000	\$1,335,000	98.89%	\$818,800	1.63
20	24 Stratford Drive	Colonial	4	2.1	6	\$999,999	\$999,999	\$1,350,000	135.00%	\$888,900	1.52

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21	27 Kearny Terrace	SplitLev	4	4.0	21	\$1,395,000	\$1,395,000	\$1,360,000	97.49%	Renovated	
22	38 Amherst Place	Custom	6	6.1	45	\$1,400,000	\$1,400,000	\$1,400,000	100.00%	New	
23	11 Page Place	SplitLev	4	3.1	8	\$1,599,000	\$1,599,000	\$1,625,000	101.63%	\$961,900	1.69
24	17 Shadowlawn Drive	Custom	4	4.1	1	\$1,750,000	\$1,750,000	\$1,725,000	98.57%	\$959,100	1.80
25	54 Trocha Avenue	Colonial	6	5.1	25	\$1,825,000	\$1,825,000	\$1,825,000	100.00%	New	
26	41 Morningside Drive	Colonial	4	4.1	1	\$1,800,000	\$1,800,000	\$1,850,000	102.78%	\$971,200	1.90
27	76 W McClellan Avenue	Contemp	6	5.1	66	\$2,000,000	\$2,000,000	\$2,010,000	100.50%	New	
28	9 Scotland Drive	Colonial	6	5.1	1	\$2,230,000	\$2,230,000	\$2,230,000	100.00%	New	
29	19 Nottingham Road	RanchExp	5	4.2	2	\$2,450,000	\$2,450,000	\$2,750,000	112.24%	\$1,357,700	2.03
30	12 Sunshine Lane	Colonial	6	4.2	1	\$2,925,000	\$2,925,000	\$2,925,000	100.00%	\$1,699,400	1.72
AVERAGE					17	\$1,251,396	\$1,248,129	\$1,300,367	104.98%		1.64

### "Active" Listings in Livingston

Number of Units: 49  
 Average List Price: \$1,637,032  
 Average Days on Market: 56

### "Under Contract" Listings in Livingston

Number of Units: 43  
 Average List Price: \$1,325,302  
 Average Days on Market: 39

# 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	25	17				25
List Price	\$1,298,338	\$1,433,667	\$1,069,471	\$1,289,995	\$1,073,358	\$1,297,470	\$1,146,617	\$1,136,870	\$1,248,129				\$1,194,989
Sales Price	\$1,268,634	\$1,390,000	\$1,111,634	\$1,354,250	\$1,160,618	\$1,315,815	\$1,227,378	\$1,183,649	\$1,300,367				\$1,241,236
SP:LP%	101.78%	97.05%	105.29%	105.52%	110.56%	103.91%	108.40%	105.85%	104.98%				105.87%
SP to AV	1.45	1.31	1.38	1.60	1.50	1.57	1.65	1.60	1.64				1.56
# Units Sold	26	9	17	22	38	27	42	43	30				254
3 Mo Rate of Ab	1.70	2.41	2.53	3.25	2.33	1.58	1.10	0.99	1.33				1.91
Active Listings	38	44	40	43	51	47	39	36	49				43
Under Contracts	27	38	49	66	65	73	67	43	43				52

## Flashback! YTD 2023 vs YTD 2024

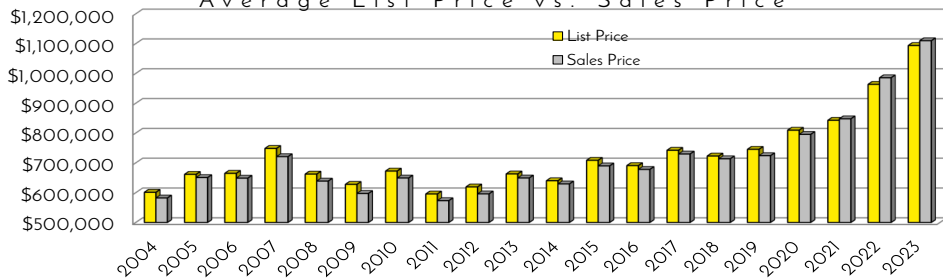
YTD	2023	2024	% Change
DOM	33	25	-25.91%
Sales Price	\$1,077,184	\$1,241,236	15.23%
LP:SP	102.89%	105.87%	2.90%
SP:AV	1.37	1.56	13.85%



YTD	2023	2024	% Change
# Units Sold	257	254	-1.17%
Rate of Ab 3 Mo	1.66	1.91	15.42%
Actives	46	43	-6.07%
Under Contracts	62	52	-15.74%

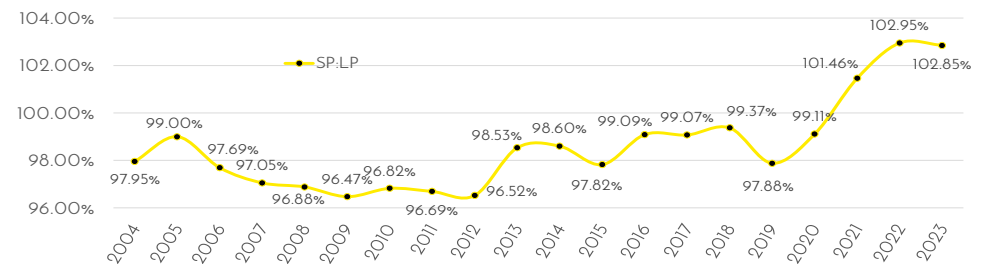
### Livingston Yearly Market Trends

Average List Price vs. Sales Price



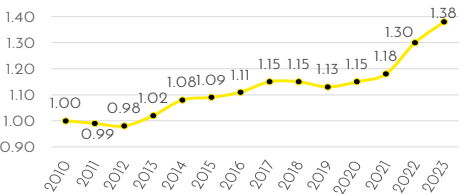
### Livingston Yearly Market Trends

Sales Price to List Price Ratios

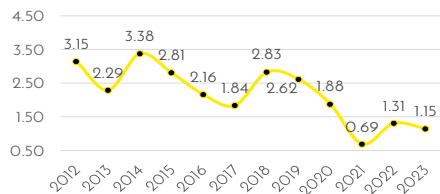


Year	LP	SP
2004	\$601,135	\$582,177
2005	\$661,426	\$650,679
2006	\$664,870	\$648,695
2007	\$748,415	\$720,875
2008	\$662,317	\$638,797
2009	\$627,865	\$597,355
2010	\$672,470	\$649,233
2011	\$595,503	\$575,206
2012	\$619,249	\$595,914
2013	\$662,845	\$649,260
2014	\$639,989	\$629,350
2015	\$615,078	\$652,729
2016	\$690,777	\$677,958
2017	\$742,204	\$729,648
2018	\$722,917	\$713,672
2019	\$745,344	\$724,006
2020	\$809,533	\$795,418
2021	\$842,690	\$847,751
2022	\$961,234	\$985,475
2023	\$1,093,671	\$1,109,596

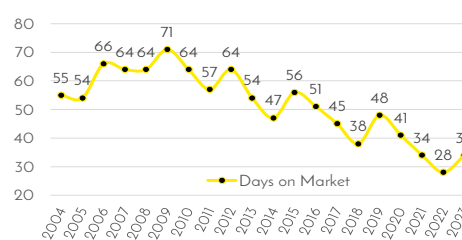
Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



Average Days on Market



Number of Units Sold

