

Livingston

May 2024 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Assessment	SP:AV
1	1105 Pointe Gate Drive	OneFloor	2	2.0	34	\$475,000	\$475,000	\$450,000	94.74%	\$469,300	0.96
2	168 N Livingston Avenue	Colonial	3	2.0	90	\$499,000	\$535,000	\$550,000	102.80%	\$414,600	1.33
3	25 Wardell Road	Colonial	2	1.1	7	\$550,000	\$550,000	\$615,000	111.82%	\$395,200	1.56
4	41 Irving Avenue	CapeCod	2	1.1	16	\$685,900	\$685,900	\$625,000	91.12%	\$450,800	1.39
5	28 Hazelwood Avenue	Colonial	3	1.1	7	\$699,900	\$699,900	\$810,000	115.73%	\$482,500	1.68
6	58 Belmont Drive	SplitLev	3	1.1	7	\$725,000	\$725,000	\$830,000	114.48%	\$461,900	1.80
7	68 W Cedar Street	SplitLev	3	2.1	37	\$900,000	\$899,000	\$850,000	94.55%	\$452,700	1.88
8	42 Carillon Circle	TwnIntUn	3	3.1	0	\$799,000	\$799,000	\$850,000	106.38%	\$659,800	1.29
9	17 Haralson Court	TwnEndUn	4	3.1	10	\$875,000	\$875,000	\$890,000	101.71%	\$624,800	1.42
10	104 Vere Terrace	Bi-Level	5	2.0	11	\$799,000	\$799,000	\$900,000	112.64%	\$453,500	1.98
11	24 Mccall Avenue	Colonial	4	3.0	28	\$999,900	\$999,900	\$950,000	95.01%	Renovated	
12	24 Emerson Drive	SplitLev	3	2.0	16	\$788,000	\$788,000	\$953,000	120.94%	\$530,400	1.80
13	25 Cedar Gate Drive	TwnEndUn	4	3.1	17	\$1,050,000	\$1,050,000	\$1,060,000	100.95%	\$736,600	1.44
14	286 E Mount Pleasant Avenue	Custom	5	3.0	59	\$1,125,000	\$1,075,000	\$1,075,000	100.00%	\$785,300	1.37
15	29 Wingate Drive	Colonial	5	3.1	1	\$1,075,000	\$1,075,000	\$1,125,000	104.65%	\$769,900	1.46
16	47 N Livingston Avenue	Colonial	4	3.1	12	\$999,000	\$999,000	\$1,230,000	123.12%	\$542,800	2.27
17	14 Downing Place	RanchExp	5	3.1	17	\$1,074,000	\$1,074,000	\$1,300,000	121.04%	\$734,600	1.77
18	21 Elmwood Drive	Colonial	5	3.1	9	\$1,349,000	\$1,349,000	\$1,390,000	103.04%	\$788,400	1.76
19	6 Hepworth Street	Colonial	5	3.1	1	\$1,390,000	\$1,390,000	\$1,390,000	100.00%	New	
20	24 Broadlawn Drive	SplitLev	5	3.2	7	\$1,375,000	\$1,375,000	\$1,500,000	109.09%	\$773,900	1.94



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21	26 Sunset Road	Colonial	4	3.1	14	\$1,525,000	\$1,525,000	\$1,610,000	105.57%	\$930,600	1.73
22	18 Lee Road	Colonial	7	5.1	39	\$1,700,000	\$1,700,000	\$1,700,000	100.00%	New	
23	277 E Cedar Street	Colonial	5	5.1	65	\$2,150,000	\$1,950,000	\$1,825,000	93.59%	New	
24	45 N Ridge Road	Custom	6	5.1	15	\$1,949,000	\$1,949,000	\$1,949,000	100.00%	New	
25	3 Split Rock Road	Colonial	6	5.1	1	\$2,900,000	\$2,900,000	\$2,900,000	100.00%	New	
26	15 Brayton Road	Custom	6	6.1	158	\$3,395,000	\$3,395,000	\$3,100,000	91.31%	\$2,540,100	1.22
27	1 Lockhern Drive	Custom	5	6.1	70	\$3,695,000	\$3,395,000	\$3,100,000	91.31%	\$2,988,800	1.04
AVERAGE					28	\$1,316,544	\$1,297,470	\$1,315,815	103.91%		1.57

"Active" Listings in Livingston

Number of Units: 47
 Average List Price: \$1,740,432
 Average Days on Market: 62

"Under Contract" Listings in Livingston

Number of Units: 73
 Average List Price: \$1,273,833
 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	26	17	28							29
List Price	\$1,298,338	\$1,433,667	\$1,069,471	\$1,289,995	\$1,073,358	\$1,297,470							\$1,216,115
Sales Price	\$1,268,634	\$1,390,000	\$1,111,634	\$1,354,250	\$1,160,618	\$1,315,815							\$1,250,477
SP:LP%	101.78%	97.05%	105.29%	105.52%	110.56%	103.91%							105.31%
SP to AV	1.45	1.31	1.38	1.60	1.50	1.57							1.50
# Units Sold	26	9	17	22	38	27							139
3 Mo Rate of Ab	1.70	2.41	2.53	3.25	2.33	1.58							2.30
Active Listings	38	44	40	43	51	47							44
Under Contracts	27	38	49	66	65	73							53

Flashback! YTD 2023 vs YTD 2024

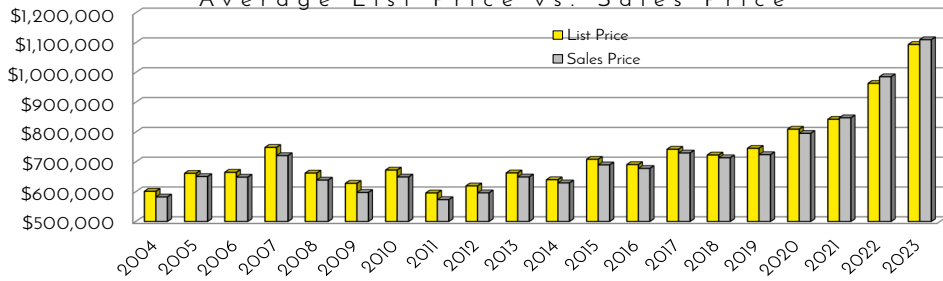
YTD	2023	2024	% Change
DOM	39	29	-25.71%
Sales Price	\$1,035,316	\$1,250,477	20.78%
LP:SP	102.19%	105.31%	3.05%
SP:AV	1.33	1.50	12.40%



YTD	2023	2024	% Change
# Units Sold	152	139	-8.55%
Rate of Ab 3 Mo	1.70	2.30	35.16%
Actives	44	44	0.00%
Under Contracts	66	53	-19.90%

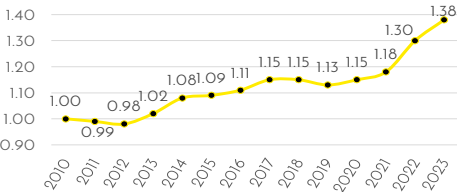
Livingston Yearly Market Trends

Average List Price vs. Sales Price



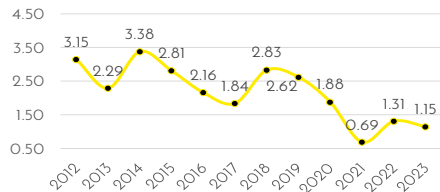
Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
LP	\$601,135	\$661,426	\$664,870	\$748,415	\$662,317	\$627,865	\$672,470	\$595,503	\$619,249	\$662,845	\$639,989	\$615,078	\$690,777	\$742,204	\$722,917	\$745,346	\$809,553	\$842,690	\$963,234	\$1,093,671
SP	\$582,177	\$650,679	\$648,695	\$720,875	\$638,797	\$597,355	\$649,253	\$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

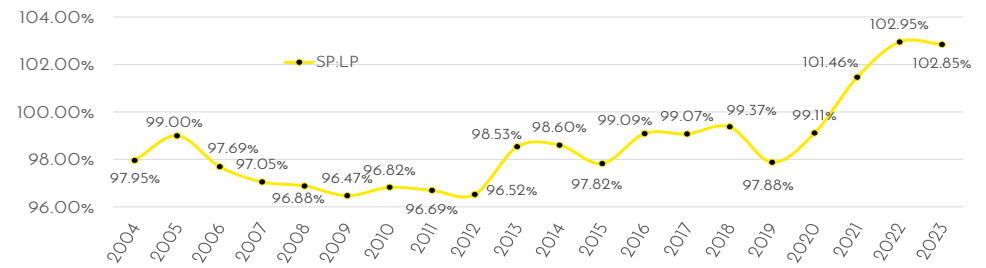
12 Month Rate of Absorption



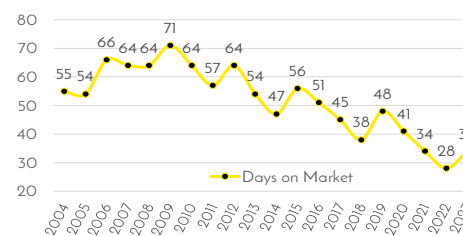
Data only available until 2012

Livingston Yearly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

