

Livingston

August 2024 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Assessment	SP:AV
1	300 E Cedar Street	Colonial	3	1.1	20	\$674,900	\$599,000	\$648,000	108.18%	\$424,300	1.53
2	5312 Pointe Gate Drive	OneFloor	2	2.1	5	\$620,000	\$620,000	\$650,000	104.84%	\$523,400	1.24
3	21 Glannon Road	Colonial	3	1.1	21	\$535,600	\$535,600	\$650,000	121.36%	\$408,900	1.59
4	519 Regal Bouelvard	TwndEndUn	2	2.0	9	\$685,000	\$685,000	\$665,000	97.08%	\$461,700	1.44
5	43 Oakwood Avenue	Colonial	3	1.1	10	\$599,000	\$599,000	\$685,000	114.36%	\$375,100	1.83
6	44 Amherst Place	Colonial	3	1.1	9	\$689,000	\$689,000	\$740,000	107.40%	\$446,700	1.66
7	49 Amherst Place	Colonial	3	1.1	8	\$699,000	\$750,000	\$750,000	100.00%	\$422,200	1.78
8	13 Beverly Road	Ranch	3	1.0	3	\$625,000	\$625,000	\$750,000	120.00%	\$501,800	1.49
9	49 Walnut Street	Colonial	4	2.0	37	\$799,000	\$775,000	\$760,000	98.06%	\$472,800	1.61
10	1304 Town Center Way	HighRise	2	2.1	104	\$825,000	\$825,000	\$800,000	96.97%	\$629,300	1.27
11	909 Kensington Lane	TwndIntUn	3	2.1	11	\$725,000	\$725,000	\$800,000	110.34%	\$536,000	1.49
12	22 Montgomery Road	Colonial	4	2.1	35	\$799,900	\$799,900	\$814,900	101.88%	\$630,300	1.29
13	7 Royal Avenue	Colonial	4	3.0	16	\$799,000	\$799,000	\$825,000	103.25%	\$476,600	1.73
14	52 E McClellan Avenue	Colonial	4	2.1	17	\$749,000	\$749,000	\$831,000	110.95%	\$481,000	1.73
15	9 Byron Place	SplitLev	3	1.1	12	\$699,000	\$699,000	\$875,000	125.18%	\$452,100	1.94
16	8 Cortland Court	TwndIntUn	4	2.1	3	\$845,000	\$845,000	\$875,000	103.55%	\$588,600	1.49
17	75 Hillside Terrace	Custom	4	2.0	16	\$899,900	\$849,900	\$888,000	104.48%	\$446,700	1.99
18	10 Knollwood Drive	Bi-Level	4	2.0	21	\$855,000	\$855,000	\$895,000	104.68%	\$488,000	1.83
19	10 Dellmead Drive	RanchExp	4	4.1	37	\$845,000	\$845,000	\$900,000	106.51%	\$711,400	1.27
20	703 Binghampton Lane	TwndIntUn	3	2.1	17	\$788,000	\$788,000	\$900,000	114.21%	\$647,100	1.39
21	19 Claremont Avenue	SplitLev	3	3.0	13	\$775,000	\$775,000	\$930,000	120.00%	\$627,600	1.48
22	15 Orchard Lane	SplitLev	4	2.1	19	\$977,000	\$977,000	\$990,000	101.33%	\$591,000	1.68
23	25 Baker Road	SplitLev	3	2.1	13	\$950,000	\$950,000	\$1,045,000	110.00%	\$577,700	1.81
24	9 W Lawn Road	Colonial	4	2.1	12	\$799,000	\$799,000	\$1,050,000	131.41%	Renovated	
25	14 Carillon Circle	TwndEndUn	3	2.2	70	\$1,100,000	\$1,100,000	\$1,075,000	97.73%	\$656,200	1.64
26	132 W Northfield Road	Colonial	5	3.1	45	\$1,199,000	\$1,199,000	\$1,100,000	91.74%	\$978,500	1.12
27	41 Spring Road	Colonial	4	2.1	8	\$1,050,000	\$1,050,000	\$1,156,000	110.10%	\$630,000	1.83
28	2 Homestead Terrace	Colonial	4	3.1	15	\$1,310,000	\$1,310,000	\$1,260,000	96.18%	\$888,500	1.42
29	86 W Northfield Road	Contemp	5	4.2	23	\$1,350,000	\$1,350,000	\$1,350,000	100.00%	New	
30	4 Troy Drive	Colonial	4	3.1	7	\$1,198,000	\$1,198,000	\$1,375,000	114.77%	\$805,000	1.71

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31	37 Scarsdale Drive	Colonial	5	3.1	11	\$1,290,000	\$1,290,000	\$1,399,000	108.45%	\$795,000	1.76
32	6 Langtree Drive	SplitLev	4	3.0	10	\$1,295,000	\$1,295,000	\$1,400,000	108.11%	\$718,500	1.95
33	20 Tuxedo Drive	Custom	5	3.0	26	\$1,648,000	\$1,598,000	\$1,600,000	100.13%	\$857,300	1.87
34	14 N Ashby Avenue	Colonial	7	5.1	8	\$1,599,000	\$1,599,000	\$1,614,000	100.94%	\$1,288,300	1.25
35	21 Longacre Drive	Colonial	6	5.0	5	\$1,700,000	\$1,700,000	\$1,700,000	100.00%	New	
36	15 Shrewsbury Drive	Colonial	6	5.1	56	\$1,750,000	\$1,750,000	\$1,700,000	97.14%	Renovated	
37	12 Canoe Brook Drive	Colonial	5	4.1	8	\$1,750,000	\$1,750,000	\$1,780,000	101.71%	\$1,187,600	1.50
38	5 Countryside Drive	Colonial	6	5.1	128	\$1,750,000	\$1,800,000	\$1,820,000	101.11%	New	
39	170 Walnut Street	Contemp	6	4.1	27	\$1,995,000	\$1,845,000	\$1,860,000	100.81%	Renovated	
40	2 Countryside Drive	Contemp	6	5.1	2	\$1,900,000	\$1,900,000	\$1,878,000	98.84%	New	
41	17 Bonnyview Drive	Colonial	5	5.1	20	\$1,748,000	\$1,748,000	\$1,920,000	109.84%	\$1,012,100	1.90
42	61 Oakwood Avenue	Colonial	6	5.1	99	\$2,250,000	\$2,250,000	\$2,200,000	97.78%	New	
43	40 Overlook Road	Colonial	8	5.2	22	\$3,495,000	\$2,995,000	\$2,993,000	99.93%	\$2,211,800	1.35
AVERAGE					25	\$1,154,286	\$1,136,870	\$1,183,649	105.85%		1.60

"Active" Listings in Livingston

Number of Units: 36
 Average List Price: \$1,691,130
 Average Days on Market: 85

"Under Contract" Listings in Livingston

Number of Units: 43
 Average List Price: \$1,311,532
 Average Days on Market: 33

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					26
List Price	\$1,298,338	\$1,433,667	\$1,069,471	\$1,289,995	\$1,073,358	\$1,297,470	\$1,146,617	\$1,136,870					\$1,187,872
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					\$1,233,317
SP:LP%	101.78%	97.05%	105.29%	105.52%	110.56%	103.91%	108.40%	105.85%					105.99%
SP to AV	1.45	1.31	1.38	1.60	1.50	1.57	1.65	1.60					1.55
# Units Sold	26	9	17	22	38	27	42	43					224
3 Mo Rate of Ab	1.70	2.41	2.53	3.25	2.33	1.58	1.10	0.99					1.99
Active Listings	38	44	40	43	51	47	39	36					42
Under Contracts	27	38	49	66	65	73	67	43					54

Flashback! YTD 2023 vs YTD 2024

YTD	2023	2024	% Change
DOM	33	26	-22.68%
Sales Price	\$1,071,783	\$1,233,317	15.07%
LP:SP	102.85%	105.99%	3.05%
SP:AV	1.36	1.55	13.54%

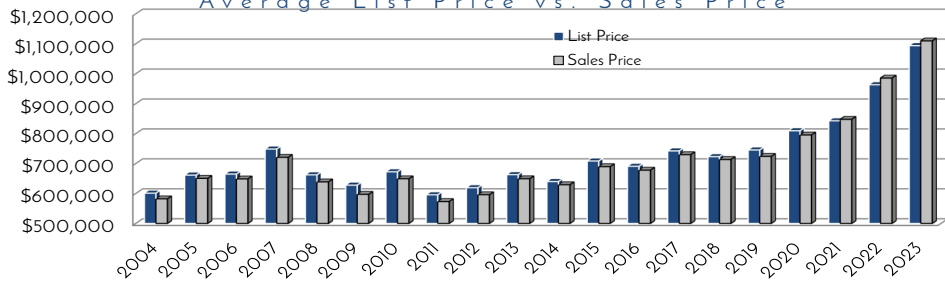
Prominent Properties

Sotheby's
INTERNATIONAL REALTY

YTD	2023	2024	% Change
# Units Sold	234	224	-4.27%
Rate of Ab 3 Mo	1.67	1.99	18.76%
Actives	45	42	-6.11%
Under Contracts	64	54	-16.89%

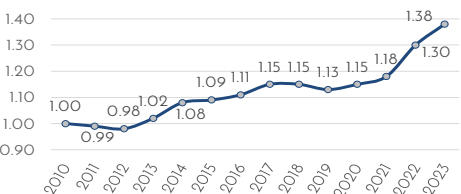
Livingston Yearly Market Trends

Average List Price vs. Sales Price



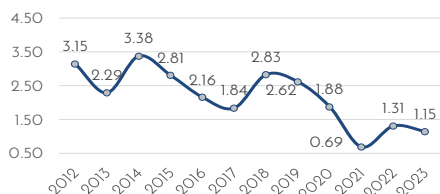
Year	LP	SP
2004	\$601,135	\$582,177
2005	\$661,426	\$650,679
2006	\$664,870	\$648,695
2007	\$748,415	\$720,875
2008	\$662,317	\$638,797
2009	\$627,865	\$597,355
2010	\$672,470	\$649,235
2011	\$595,503	\$573,906
2012	\$619,249	\$595,914
2013	\$662,845	\$649,260
2014	\$639,989	\$629,350
2015	\$615,078	\$652,729
2016	\$690,777	\$677,959
2017	\$742,206	\$729,648
2018	\$722,917	\$715,672
2019	\$745,346	\$724,006
2020	\$809,553	\$795,418
2021	\$842,690	\$847,751
2022	\$963,234	\$985,475
2023	\$1,093,671	\$1,109,596

Sales Price to Assessed Value Ratio



2009 Tax Re-Evaluation

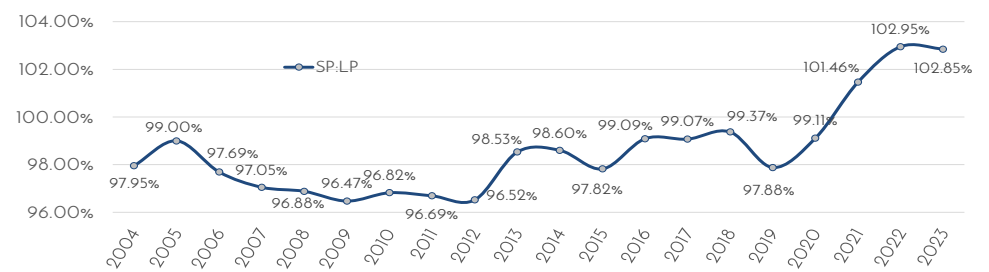
12 Month Rate of Absorption



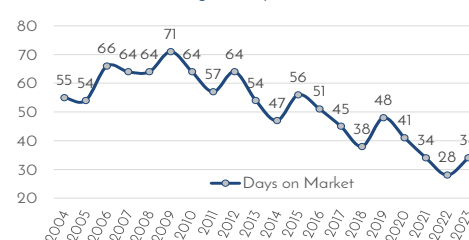
Data only available until 2012

Livingston Yearly Market Trends

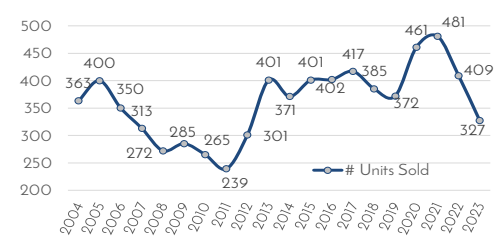
Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold



Not intended to solicit a property already listed.