

# Livingston

## March 2024 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Assessment	SP:AV
1	3108 Pointe Gate Drive	TwnIntUn	2	2.0	18	\$450,000	\$450,000	\$450,000	100.00%	\$469,300	0.96
2	1305 Town Center Way	OneFloor	2	2.1	58	\$550,000	\$495,000	\$550,000	111.11%	\$563,100	0.98
3	5 Briar Cliff Road	FixrUppr	3	1.0	10	\$589,000	\$589,000	\$600,000	101.87%	\$422,000	1.42
4	57 W McClellan Avenue	Split Level	4	2.0	3	\$660,000	\$660,000	\$660,000	100.00%	\$497,700	1.33
5	20 Cambridge Road	CapeCod	2	1.0	6	\$550,000	\$550,000	\$705,777	128.32%	\$397,800	1.77
6	11 Country Club Road	Colonial	3	1.1	6	\$650,000	\$650,000	\$752,000	115.69%	\$487,800	1.54
7	38 Wynnewood Road	CapeCod	4	2.0	40	\$810,000	\$815,000	\$811,000	99.51%	\$518,600	1.56
8	52 East Drive	Colonial	4	2.1	6	\$950,000	\$950,000	\$990,000	104.21%	\$651,000	1.52
9	32 Intervale Road	Split Level	4	3.0	7	\$999,000	\$999,000	\$1,160,000	116.12%	\$692,200	1.68
10	30 W McClellan Avenue	Custom	4	2.1	9	\$1,150,000	\$1,150,000	\$1,200,000	104.35%		
11	115 Meadowbrook Road	Colonial	6	4.1	29	\$1,375,000	\$1,400,000	\$1,400,000	100.00%		
12	170 Beaufort Avenue	Colonial	5	4.1	29	\$1,450,000	\$1,450,000	\$1,450,000	100.00%	\$1,717,600	0.84
13	9 Fairfax Drive	Colonial	6	5.1	4	\$1,500,000	\$1,500,000	\$1,500,000	100.00%		
14	5 Longacre Drive	Colonial	6	5.1	133	\$1,550,000	\$1,550,000	\$1,550,000	100.00%		
15	9 Arrow Drive	Custom	6	5.0	29	\$1,599,000	\$1,599,000	\$1,609,000	100.63%		
16	56 Belmont Drive	Colonial	6	5.1	14	\$1,699,000	\$1,699,000	\$1,710,000	100.65%		
17	9 Cornerstone Way	Colonial	4	2.1	8	\$1,675,000	\$1,675,000	\$1,800,000	107.46%	\$1,109,300	1.62
<b>AVERAGE</b>					<b>24</b>	<b>\$1,070,941</b>	<b>\$1,069,471</b>	<b>\$1,111,634</b>	<b>105.29%</b>		<b>1.38</b>

### "Active" Listings in Livingston

Number of Units: 40  
 Average List Price: \$2,052,895  
 Average Days on Market: 79

### "Under Contract" Listings in Livingston

Number of Units: 49  
 Average List Price: \$1,291,116  
 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										39
List Price	\$1,298,338	\$1,433,667	\$1,069,471										\$1,246,938
Sales Price	\$1,268,634	\$1,390,000	\$1,111,634										\$1,238,313
SP:LP%	101.78%	97.05%	105.29%										102.11%
SP to AV	1.45	1.31	1.38										1.41
# Units Sold	26	9	17										52
3 Mo Rate of Ab	1.70	2.41	2.53										2.21
Active Listings	38	44	40										41
Under Contracts	27	38	49										38

## Flashback! YTD 2023 vs YTD 2024

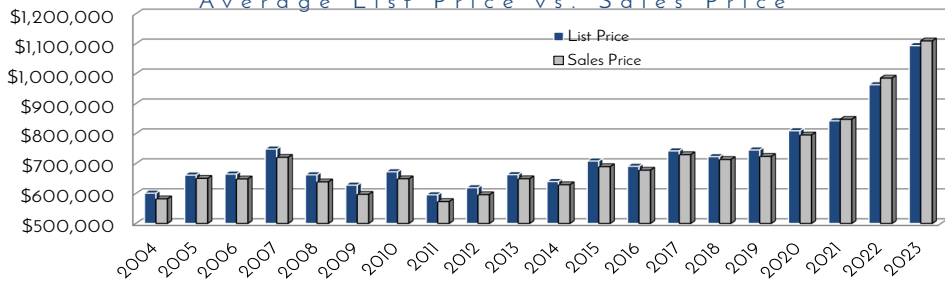
YTD	2023	2024	% Change
DOM	33	39	20.39%
Sales Price	\$960,014	\$1,238,313	28.99%
LP:SP	100.57%	102.11%	1.53%
SP:AV	1.29	1.41	8.92%

Prominent Properties  
Sotheby's  
INTERNATIONAL REALTY

YTD	2023	2024	% Change
# Units Sold	70	52	-25.71%
Rate of Ab 3 Mo	1.56	2.21	41.88%
Actives	41	41	-0.81%
Under Contracts	59	38	-35.59%

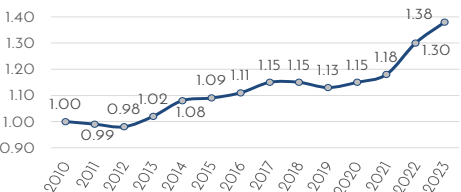
## Livingston Yearly Market Trends

Average List Price vs. Sales Price



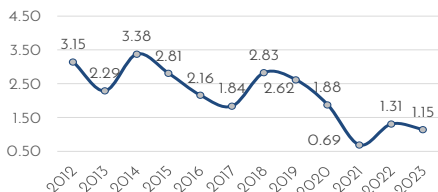
Year	LP	SP
2004	\$601,135	\$582,177
2005	\$661,426	\$650,679
2006	\$664,870	\$648,693
2007	\$748,415	\$720,875
2008	\$662,317	\$638,797
2009	\$627,865	\$597,355
2010	\$672,470	\$649,233
2011	\$595,303	\$573,906
2012	\$619,249	\$595,914
2013	\$662,845	\$649,260
2014	\$639,989	\$629,350
2015	\$615,078	\$652,729
2016	\$690,777	\$677,959
2017	\$742,206	\$729,648
2018	\$722,917	\$713,672
2019	\$745,346	\$724,006
2020	\$809,553	\$795,418
2021	\$842,690	\$847,751
2022	\$963,234	\$985,475
2023	\$1,093,671	\$1,109,396

Sales Price to Assessed Value Ratio



2009 Tax Re-Evaluation

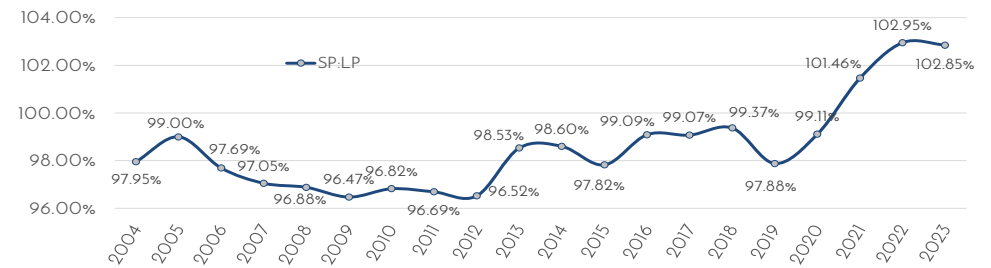
12 Month Rate of Absorption



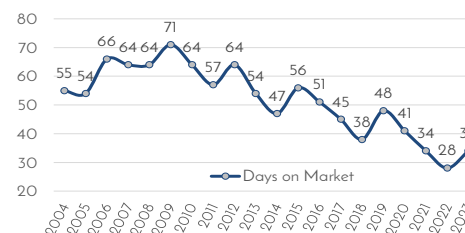
Data only available until 2012

## Livingston Yearly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

