

Livingston

December 2024 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Assessment	SP:AV
1	204 Turlington Court	TwndEndUn	2	2.1	85	\$670,000	\$650,000	\$625,000	96.15%	\$495,300	1.26
2	280 E Cedar Street	Ranch	3	2.1	9	\$685,000	\$685,000	\$690,000	100.73%	\$550,200	1.25
3	157 Hillside Avenue	CapeCod	4	1.0	6	\$621,000	\$621,000	\$698,000	112.40%	Renovated	
4	35 Hampton Terrace	Ranch	3	1.0	59	\$735,000	\$714,900	\$700,000	97.92%	\$649,400	1.08
5	39 Irving Avenue	Tudor	3	1.1	8	\$649,000	\$649,000	\$800,000	123.27%	\$534,400	1.50
6	49 Walnut Street	Colonial	4	2.0	8	\$799,000	\$799,000	\$805,000	100.75%	\$472,800	1.70
7	374 W Northfield Road	Colonial	4	2.1	1	\$799,000	\$799,000	\$825,000	103.25%	\$578,000	1.43
8	59 Winchester Road	Bi-Level	4	2.0	16	\$869,000	\$869,000	\$880,000	101.27%	\$513,000	1.72
9	6 Pebble Beach Drive	TwndIntUn	3	3.1	8	\$918,000	\$918,000	\$945,000	102.94%	\$632,000	1.50
10	22 Brookside Place	SplitLev	4	2.0	8	\$899,000	\$899,000	\$975,000	108.45%	\$609,100	1.60
11	32 Wingate Drive	Custom	6	3.1	77	\$1,199,999	\$1,199,999	\$1,139,900	94.99%	\$761,000	1.50
12	14 Blackstone Drive	SplitLev	4	2.1	13	\$995,000	\$995,000	\$1,180,000	118.59%	\$666,700	1.77
13	10 Sycamore Avenue	Colonial	4	3.0	8	\$1,149,000	\$1,149,000	\$1,262,500	109.88%	\$807,600	1.56
14	7 Mohawk Drive	SplitLev	4	2.1	8	\$1,175,000	\$1,175,000	\$1,300,000	110.64%	Renovated	
15	6 Redwood Road	Colonial	5	3.1	1	\$1,400,000	\$1,400,000	\$1,400,000	100.00%	New	
16	669 S Orange Avenue	Colonial	5	3.1	58	\$1,400,000	\$1,400,000	\$1,435,000	102.50%	\$1,165,000	1.23
17	49 Wellington Road	Colonial	6	5.1	8	\$1,499,000	\$1,499,000	\$1,601,000	106.80%	New	
18	37 Manor Road	Colonial	6	5.0	37	\$1,700,000	\$1,500,000	\$1,620,000	108.00%	New	
19	7 Elmwood Drive	Colonial	6	5.1	18	\$1,725,000	\$1,725,000	\$1,650,000	95.65%	New	
20	159 Sycamore Avenue	Colonial	5	3.2	16	\$1,650,000	\$1,650,000	\$1,700,000	103.03%	\$1,120,000	1.52

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21	166 Beaufort Avenue	Colonial	6	5.1	23	\$1,875,000	\$1,875,000	\$1,750,000	93.33%	New	
22	47 Stonewall Drive	Custom	5	5.1	1	\$1,800,000	\$1,800,000	\$1,850,000	102.78%	\$1,288,300	1.44
23	8 Brown Court	Colonial	6	4.1	5	\$1,750,000	\$1,750,000	\$1,900,000	108.57%	\$1,242,500	1.53
24	14 Page Place	Custom	6	6.1	29	\$2,350,000	\$2,350,000	\$2,250,000	95.74%	New	
25	3 Eton Road	Colonial	6	4.2	10	\$2,600,000	\$2,600,000	\$2,555,000	98.27%	\$2,075,100	1.23
26	28 Overlook Road	Custom	7	7.1	17	\$3,200,000	\$3,200,000	\$3,200,000	100.00%	\$2,062,600	1.55
AVERAGE					21	\$1,350,462	\$1,341,227	\$1,374,477	103.69%		1.46

"Active" Listings in Livingston

Number of Units: 34
 Average List Price: \$1,852,462
 Average Days on Market: 83

"Under Contract" Listings in Livingston

Number of Units: 35
 Average List Price: \$1,399,163
 Average Days on Market: 42

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	26	24	21	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	\$1,188,750	\$1,184,560	\$1,341,227	\$1,193,483
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	\$1,219,268	\$1,216,268	\$1,374,477	\$1,236,997
SP:LP%	101.78%	97.05%	105.29%	105.52%	110.56%	103.91%	108.40%	105.85%	104.98%	104.74%	103.04%	103.69%	105.51%
SP to AV	1.45	1.31	1.38	1.60	1.50	1.57	1.65	1.60	1.64	1.59	1.57	1.46	1.56
# Units Sold	26	9	17	22	38	27	42	43	30	28	28	26	336
3 Mo Rate of Ab	1.70	2.41	2.53	3.25	2.33	1.58	1.10	0.99	1.33	1.46	1.69	1.31	1.81
Active Listings	38	44	40	43	51	47	39	36	49	45	42	34	42
Under Contracts	27	38	49	66	65	73	67	43	43	51	47	35	50

Flashback! YTD 2023 vs YTD 2024

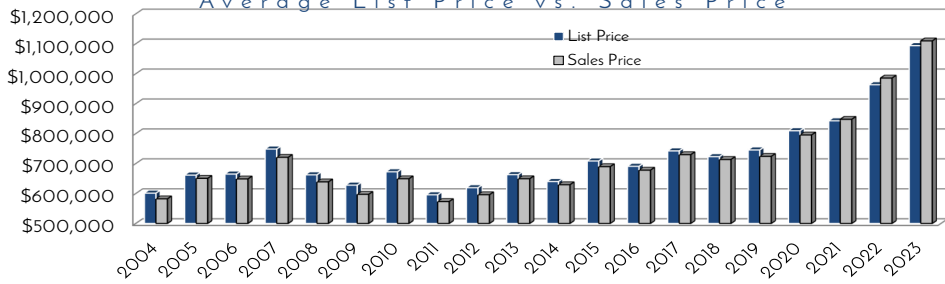
YTD	2023	2024	% Change
DOM	34	25	-28.39%
Sales Price	\$1,109,596	\$1,236,997	11.48%
LP:SP	102.85%	105.51%	2.59%
SP:AV	1.38	1.56	13.23%

Prominent Properties
Sotheby's
INTERNATIONAL REALTY

YTD	2023	2024	% Change
# Units Sold	327	336	2.75%
Rate of Ab 3 Mo	1.61	1.81	12.10%
Actives	44	42	-2.68%
Under Contracts	57	50	-11.95%

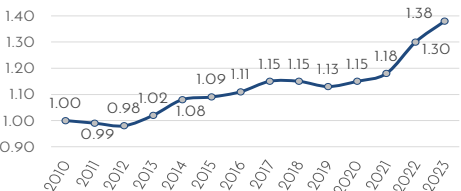
Livingston Yearly Market Trends

Average List Price vs. Sales Price



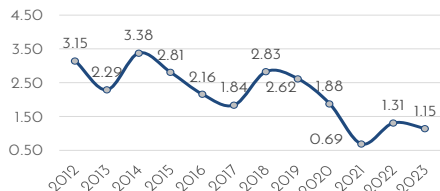
Year	LP	SP
2004	\$601,135	\$582,177
2005	\$661,426	\$650,679
2006	\$664,870	\$648,695
2007	\$748,415	\$720,875
2008	\$662,317	\$638,797
2009	\$627,865	\$597,355
2010	\$672,470	\$649,235
2011	\$595,503	\$573,906
2012	\$619,249	\$595,914
2013	\$662,845	\$649,260
2014	\$639,989	\$629,350
2015	\$615,078	\$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	\$965,234	\$985,475
2023	\$1,093,671	\$1,109,596

Sales Price to Assessed Value Ratio



2009 Tax Re-Evaluation

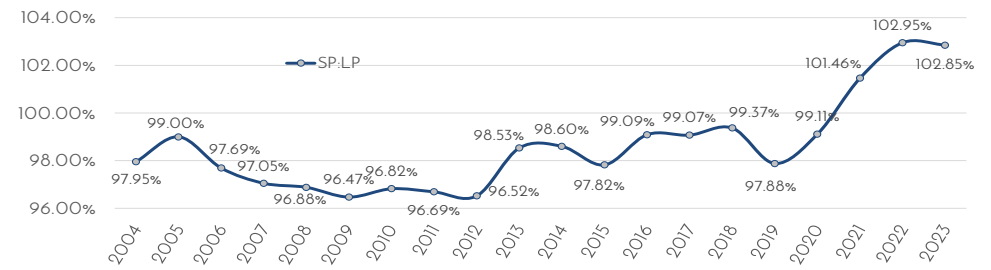
12 Month Rate of Absorption



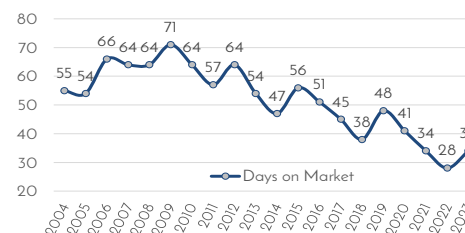
Data only available until 2012

Livingston Yearly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

