

Livingston

July 2023 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Assessment	SP:AV
1	4103 Pointe Gate Drive	OneFloor	2	2.1	13	\$550,000	\$550,000	\$515,000	93.64%	\$523,400	0.98
2	11 Walnut Street	Ranch	3	4.0	8	\$488,000	\$488,000	\$588,000	120.49%	\$403,300	1.46
3	7 Hillside Avenue	Colonial	3	1.1	59	\$599,000	\$599,000	\$590,000	98.50%	\$442,700	1.33
4	24 Longacre Drive	Colonial	3	1.1	15	\$550,000	\$550,000	\$600,000	109.09%	\$453,100	1.32
5	5302 Pointe Gate Drive	OneFloor	2	2.1	28	\$610,000	\$610,000	\$620,000	101.64%	\$529,700	1.17
6	56 Belmont Drive	Split Level	3	1.1	7	\$550,000	\$550,000	\$631,000	114.73%	\$460,200	1.37
7	717 Regal Boulevard	TwndEndUn	2	2.1	99	\$649,000	\$635,000	\$635,000	100.00%	\$522,500	1.22
8	1308 Town Center Way	OneFloor	2	2.1	10	\$620,000	\$620,000	\$651,000	105.00%	\$650,500	1.00
9	13 Spalding Drive	Ranch	4	2.0	9	\$588,000	\$588,000	\$692,000	117.69%	\$460,500	1.50
10	5 Countryside Drive	Split Level	3	1.0	15	\$535,000	\$535,000	\$700,000	130.84%	\$476,700	1.47
11	408 Turlington Court	TwndIntUn	3	2.1	7	\$649,000	\$649,000	\$730,000	112.48%	\$536,000	1.36
12	12 Park Drive	CapeCod	4	2.0	8	\$695,000	\$695,000	\$760,000	109.35%	\$508,000	1.50
13	25 Sycamore Terrace	Split Level	5	2.1	4	\$670,000	\$760,000	\$760,000	100.00%	\$674,100	1.13
14	31 E Cedar Street	Bi-Level	4	3.0	20	\$899,999	\$899,999	\$840,000	93.33%	\$592,500	1.42
15	82 Irving Avenue	Colonial	3	2.1	10	\$775,000	\$775,000	\$869,000	112.13%	\$525,400	1.65
16	92 Vere Terrace	Split Level	4	2.0	7	\$799,000	\$799,000	\$870,000	108.89%	\$487,100	1.79
17	36 Washington Court	Split Level	4	2.1	31	\$869,000	\$869,000	\$890,888	102.52%	\$598,100	1.49
18	17 Sparrow Drive	Split Level	4	3.0	36	\$895,000	\$894,000	\$915,000	102.35%	\$509,000	1.80
19	45 Village Drive	Colonial	4	2.1	10	\$828,000	\$828,000	\$955,000	115.34%	\$633,700	1.51
20	351 Walnut Street	Colonial	5	3.2	102	\$1,150,000	\$1,050,000	\$1,050,000	100.00%	\$915,500	1.15

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21	57 Havenwood Drive	Split Level	4	2.1	7	\$999,000	\$999,000	\$1,055,000	105.61%	\$569,100	1.85
22	25 Shadowlawn Drive	Custom	4	4.2	0	\$1,075,000	\$1,075,000	\$1,075,000	100.00%	\$833,300	1.29
23	61 Billingsley Drive	Split Level	4	3.0	13	\$999,999	\$999,999	\$1,150,000	115.00%	\$736,600	1.56
24	14 W Lawn Road	Colonial	4	3.0	25	\$1,249,000	\$1,249,000	\$1,270,000	101.68%		
25	11 Birch Tree Lane	Custom	5	4.1	10	\$1,250,000	\$1,250,000	\$1,355,000	108.40%	\$956,000	1.42
26	47 Virginia Avenue	Colonial	6	5.1	29	\$1,399,000	\$1,399,000	\$1,399,000	100.00%		
27	67 Virginia Avenue	Colonial	5	5.1	126	\$1,425,000	\$1,425,000	\$1,412,500	99.12%		
28	3 Springbrook Place	Custom	4	4.1	17	\$1,499,000	\$1,499,000	\$1,560,000	104.07%	\$984,900	1.58
29	46 Ashwood Drive	Contemp	6	5.1	110	\$1,600,000	\$1,600,000	\$1,600,000	100.00%		
30	12 Elmwood Drive	Custom	6	5.1	124	\$1,650,000	\$1,650,000	\$1,625,000	98.48%		
31	16 Deerfield Road	Colonial	6	5.1	21	\$1,650,000	\$1,650,000	\$1,650,000	100.00%		
32	48 N Ridge Road	Custom	7	5.1	16	\$1,600,000	\$1,600,000	\$1,694,000	105.88%		
33	24 Fordham Road	RanchExp	4	4.2	1	\$2,300,000	\$2,300,000	\$2,190,000	95.22%	\$1,554,800	1.41
34	6 Thames Drive	Colonial	6	5.1	25	\$2,189,000	\$2,189,000	\$2,270,000	103.70%	\$2,231,900	1.02
AVERAGE					30	\$1,025,118	\$1,024,382	\$1,063,747	105.45%		1.40

"Active" Listings in Livingston

Number of Units: 52
 Average List Price: \$1,650,684
 Average Days on Market: 54

"Under Contract" Listings in Livingston

Number of Units: 70
 Average List Price: \$1,342,653
 Average Days on Market: 34

Livingston 2023 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	28	42	31	50	46	40	30						37
List Price	\$872,903	\$1,058,377	\$974,880	\$1,112,950	\$999,207	\$1,115,242	\$1,024,382						\$1,022,163
Sales Price	\$886,269	\$1,054,689	\$984,577	\$1,122,091	\$1,028,726	\$1,142,591	\$1,063,747						\$1,040,513
SP:LP%	101.03%	97.04%	102.55%	102.04%	103.57%	104.60%	105.45%						102.78%
SP to AV	1.31	1.27	1.29	1.30	1.36	1.42	1.40						1.35
# Units Sold	26	18	26	22	27	33	34						186
3 Mo Rate of Ab	1.57	1.48	1.63	1.73	2.15	1.65	1.85						1.72
Active Listings	48	38	37	44	50	44	52						45
Under Contracts	49	63	65	63	73	84	70						67

Flashback! YTD 2022 vs YTD 2023

YTD	2022	2023	% Change
DOM	26	37	44.29%
Sales Price	\$1,000,356	\$1,040,513	4.01%
LP:SP	104.11%	102.78%	-1.28%
SP:AV	1.31	1.35	2.48%

Prominent Properties

Sotheby's
INTERNATIONAL REALTY

YTD	2022	2023	% Change
# Units Sold	233	186	-20.17%
Rate of Ab 3 Mo	1.59	1.72	8.36%
Actives	55	45	-19.12%
Under Contracts	77	67	-13.20%

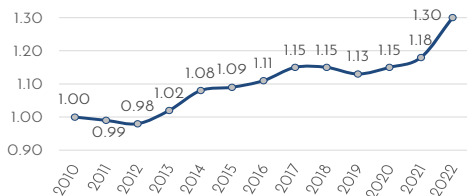
Livingston Yearly Market Trends

Average List Price vs. Sales Price



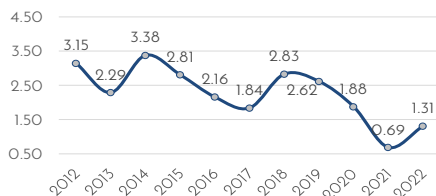
Year	LP	SP
2004	\$601,135	\$582,177
2005	\$661,426	\$650,679
2006	\$664,870	\$648,695
2007	\$748,415	\$720,875
2008	\$662,317	\$638,797
2009	\$627,865	\$597,355
2010	\$672,470	\$649,233
2011	\$595,503	\$573,206
2012	\$619,249	\$595,914
2013	\$662,845	\$649,260
2014	\$639,989	\$629,350
2015	\$615,078	\$652,729
2016	\$690,777	\$677,959
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

Sales Price to Assessed Value Ratio



2009 Tax Re-Evaluation

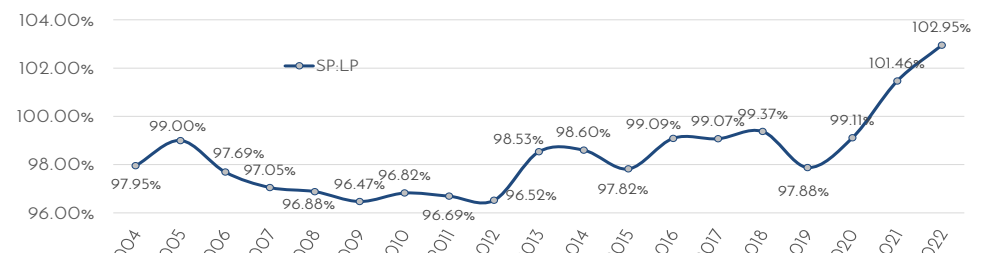
12 Month Rate of Absorption



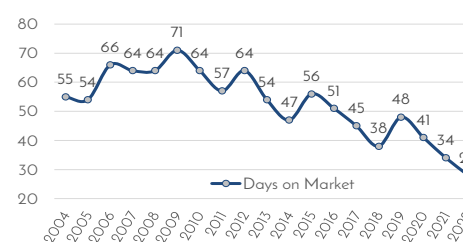
Data only available until 2012

Livingston Yearly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

