



Livingston

May 2023 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Assessment	SP:AV
1	33 Ashwood Drive	Ranch	3	1.0	34	\$499,900	\$499,900	\$515,000	103.02%	\$410,400	1.25
2	228 E Mc Clellan Avenue	Colonial	3	1.1	109	\$549,900	\$549,900	\$569,000	103.47%	\$469,500	1.21
3	29 Sherbrooke Parkway	Colonial	3	1.0	22	\$580,000	\$580,000	\$580,000	100.00%	\$416,100	1.39
4	1302 Pointe Gate Drive	TwndUn	2	2.1	10	\$609,900	\$609,900	\$582,500	95.51%	\$523,400	1.11
5	5312 Pointe Gate Drive	OneFloor	2	2.1	4	\$589,000	\$589,000	\$589,000	100.00%	\$523,400	1.13
6	330 E Cedar Street	Colonial	4	1.1	163	\$675,000	\$590,000	\$595,000	100.85%	\$492,800	1.21
7	22 W Mc Clellan Avenue	Split Level	3	1.1	7	\$575,000	\$575,000	\$600,000	104.35%	\$392,800	1.53
8	4208 Pointe Gate Drive	TwndUn	2	2.1	28	\$599,000	\$599,000	\$625,000	104.34%	\$558,300	1.12
9	44 Shrewsbury Drive	Split Level	4	2.1	18	\$650,000	\$650,000	\$690,000	106.15%	\$535,400	1.29
10	5 Highland Drive	Split Level	3	2.1	9	\$668,000	\$668,000	\$725,000	108.53%		
11	25 Berkeley Terrace	Split Level	4	2.1	32	\$698,000	\$698,000	\$750,000	107.45%	\$524,300	1.43
12	43 W Lawn Road	Colonial	4	2.1	2	\$729,000	\$729,000	\$750,000	102.88%	\$593,400	1.26
13	19 Deerfield Road	Colonial	3	2.1	8	\$775,000	\$775,000	\$850,000	109.68%	\$523,700	1.62
14	19 Concord Drive	Colonial	4	2.1	8	\$775,000	\$775,000	\$870,000	112.26%	\$555,700	1.57
15	47 Heron Road	Split Level	4	2.1	10	\$743,900	\$743,900	\$870,000	116.95%	\$574,500	1.51
16	96 N Rockledge Drive	Ranch	4	3.0	6	\$899,000	\$899,000	\$950,000	105.67%	\$787,700	1.21
17	24 Wardell Road	Colonial	4	2.1	14	\$999,000	\$999,000	\$1,085,000	108.61%	\$708,400	1.53
18	126 Meadowbrook Road	Colonial	5	4.1	46	\$1,350,000	\$1,199,999	\$1,170,000	97.50%		
19	22 Collins Terrace	Colonial	5	5.1	234	\$1,350,000	\$1,350,000	\$1,350,101	100.01%		
20	30 Elmwood Drive	Colonial	5	5.0	128	\$1,400,000	\$1,400,000	\$1,400,000	100.00%		



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21	3 Salem Place	Colonial	6	5.1	136	\$1,500,000	\$1,450,000	\$1,460,000	100.69%		
22	17 Carlisle Drive	Colonial	5	5.1	3	\$1,520,000	\$1,520,000	\$1,520,000	100.00%		
23	29 Wilson Terrace	Colonial	6	5.1	3	\$1,550,000	\$1,550,000	\$1,560,000	100.65%		
24	74 W Cedar Street	Contemp	6	5.1	28	\$1,600,000	\$1,600,000	\$1,570,000	98.13%		
25	16 Park Drive	Contemp	6	5.1	125	\$1,690,000	\$1,679,000	\$1,650,000	98.27%		
26	5 Scotland Drive	Colonial	6	5.1	48	\$1,850,000	\$1,950,000	\$1,950,000	100.00%		
27	92 W Mc Clellan Avenue	Colonial	5	4.0	4	\$1,750,000	\$1,750,000	\$1,950,000	111.43%	\$1,169,400	1.67
AVERAGE					46	\$1,006,467	\$999,207	\$1,028,726	103.57%		1.36

"Active" Listings in Livingston

Number of Units: 50
 Average List Price: \$1,649,052
 Average Days on Market: 39

"Under Contract" Listings in Livingston

Number of Units: 73
 Average List Price: \$1,254,779
 Average Days on Market: 43

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								39
List Price	\$872,903	\$1,058,377	\$974,880	\$1,112,950	\$999,207								\$995,717
Sales Price	\$886,269	\$1,054,689	\$984,577	\$1,122,091	\$1,028,726								\$1,005,568
SP:LP%	101.03%	97.04%	102.55%	102.04%	103.57%								101.52%
SP to AV	1.31	1.27	1.29	1.30	1.36								1.31
# Units Sold	26	18	26	22	27								119
3 Mo Rate of Ab	1.57	1.48	1.63	1.73	2.15								1.71
Active Listings	48	38	37	44	50								43
Under Contracts	49	63	65	63	73								63

Flashback! YTD 2022 vs YTD 2023

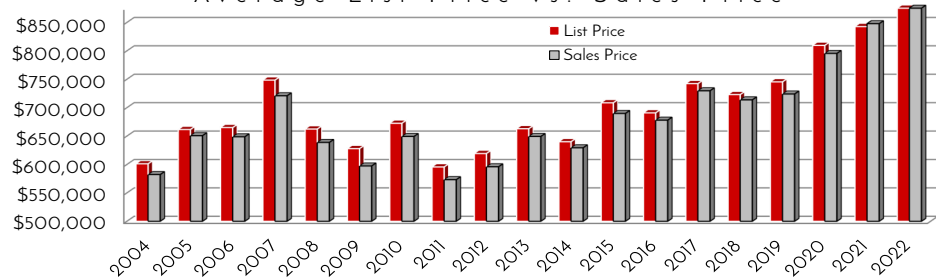
YTD	2022	2023	% Change
DOM	28.6	38.9	35.88%
Sales Price	\$988,565	\$1,005,568	1.72%
LP:SP	103.93%	101.52%	-2.32%
SP:AV	1.30	1.31	0.53%



YTD	2022	2023	% Change
# Units Sold	153	119	-22.22%
Rate of Ab 3 Mo	1.44	1.71	19.05%
Actives	46	43	-5.65%
Under Contracts	75	63	-16.09%

Livingston Yearly Market Trends

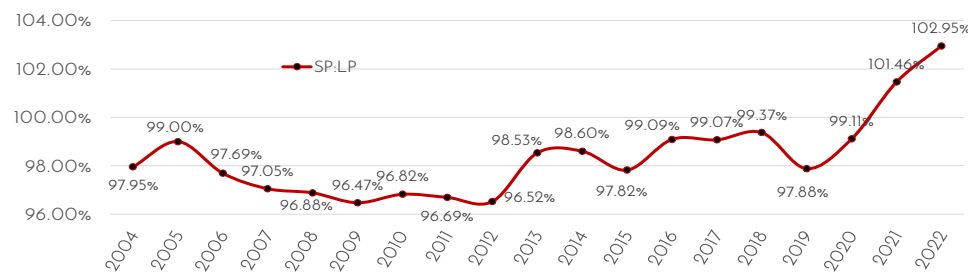
Average List Price vs. Sales Price



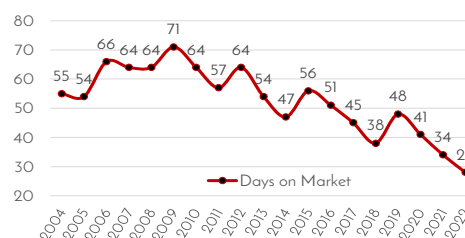
Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
LP	\$601,135	\$661,426	\$664,870	\$748,415	\$662,317	\$627,865	\$672,470	\$595,503	\$619,249	\$662,845	\$639,989	\$615,078	\$690,777	\$742,204	\$722,917	\$745,346	\$809,553	\$842,690	\$965,234
SP	\$582,177	\$650,679	\$648,695	\$720,875	\$638,797	\$597,355	\$649,233	\$573,206	\$595,914	\$649,260	\$629,350	\$652,729	\$677,959	\$729,648	\$713,672	\$724,006	\$795,418	\$847,751	\$985,475

Livingston Yearly Market Trends

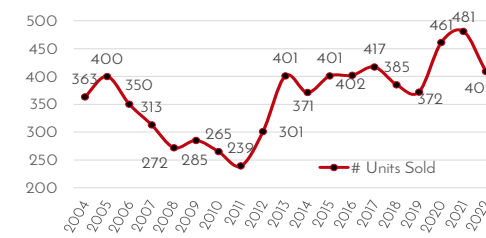
Sales Price to List Price Ratios



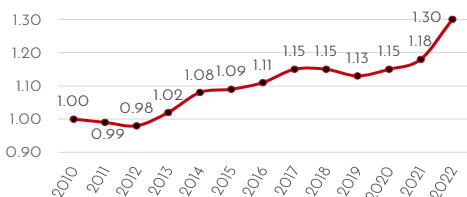
Average Days on Market



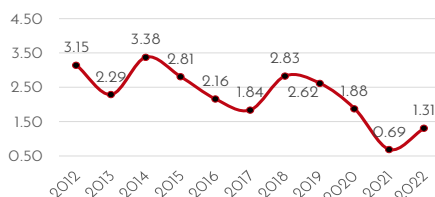
Number of Units Sold



Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



2009 Tax Re-Evaluation

Data only available until 2012

Information compiled from the Garden State Multiple Listing Service. Deemed Reliable but not Guaranteed.

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Not intended to solicit a property already listed.