



Livingston

February 2023 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Assessment	SP:AV
1	265 E Northfield Road	Ranch	3	2.0	10	\$499,000	\$499,000	\$410,000	82.16%	\$459,800	0.89
2	35 Lee Road	CapeCod	3	1.1	3	\$470,000	\$470,000	\$445,000	94.68%	\$426,400	1.04
3	20 Amelia Avenue	Colonial	3	1.1	154	\$599,000	\$599,000	\$535,000	89.32%	\$480,400	1.11
4	78 Elmwood Drive	Ranch	3	2.0	41	\$649,900	\$555,500	\$550,000	99.01%	\$488,300	1.13
5	111 Sycamore Avenue	SplitLev	4	1.2	14	\$569,000	\$569,000	\$575,000	101.05%	\$478,500	1.20
6	277 W Mount Pleasant Avenue	Colonial	4	2.0	16	\$615,000	\$615,000	\$612,000	99.51%	\$379,600	1.61
7	35 Falcon Road	Ranch	3	2.1	1	\$750,000	\$750,000	\$740,000	98.67%	\$432,800	1.71
8	24 Haralson Court	TwnIntUn	4	3.1	40	\$750,990	\$779,010	\$755,000	96.92%	\$200,000	
9	19 Stoneham Drive	Custom	4	3.2	2	\$1,225,000	\$1,225,000	\$1,200,000	97.96%	\$1,063,300	1.13
10	17 Westmount Drive	Colonial	4	3.1	14	\$1,250,000	\$1,250,000	\$1,260,000	100.80%	\$877,000	1.44
11	14 Wardell Road	Colonial	6	5.1	55	\$1,299,000	\$1,299,000	\$1,285,000	98.92%	\$329,000	
12	29 W Cedar Street	Colonial	6	6.1	103	\$1,300,000	\$1,400,000	\$1,300,000	92.86%	\$425,600	
13	66 Virginia Avenue	Colonial	5	3.1	84	\$1,299,000	\$1,299,000	\$1,325,000	102.00%	\$409,200	
14	4 Heather Lane	Contemp	4	4.1	97	\$1,550,000	\$1,450,000	\$1,400,000	96.55%	\$952,500	1.47
15	10 Monmouth Court	Colonial	5	5.1	24	\$1,425,000	\$1,425,000	\$1,425,000	100.00%	\$469,200	
16	53 Amelia Avenue	Colonial	5	5.1	8	\$1,500,000	\$1,500,000	\$1,455,000	97.00%	\$526,100	
17	39 Park Drive	Contemp	6	5.1	51	\$1,649,900	\$1,649,900	\$1,640,000	99.40%	\$479,800	
18	16 Lockhern Drive	Contemp	5	3.1	37	\$1,650,000	\$1,650,000	\$1,647,000	99.82%	\$1,366,000	1.21
AVERAGE					42	\$1,058,377	\$1,054,689	\$1,031,056	97.04%		1.27

"Active" Listings in Livingston

Number of Units: 38
 Average List Price: \$1,554,132
 Average Days on Market: 63

"Under Contract" Listings in Livingston

Number of Units: 63
 Average List Price: \$1,179,470
 Average Days on Market: 58

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											34
List Price	\$872,903	\$1,058,377											\$947,270
Sales Price	\$886,269	\$1,054,689											\$945,500
SP:LP%	101.03%	97.04%											99.40%
SP to AV	1.31	1.27											1.29
# Units Sold	26	18											44
3 Mo Rate of Ab	1.57	1.48											1.53
Active Listings	48	38											43
Under Contracts	49	63											56

Flashback! YTD 2022 vs YTD 2023

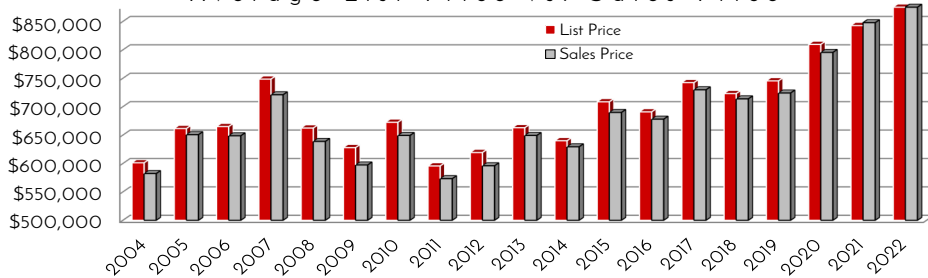
YTD	2022	2023	% Change
DOM	49	34	-31.10%
Sales Price	\$1,130,735	\$945,500	-16.38%
LP:SP	100.05%	99.40%	-0.66%
SP:AV	1.25	1.29	3.18%



YTD	2022	2023	% Change
# Units Sold	42	44	4.76%
Rate of Ab 3 Mo	1.01	1.53	50.99%
Actives	38	43	0.00%
Under Contracts	69	56	-18.25%

Livingston Yearly Market Trends

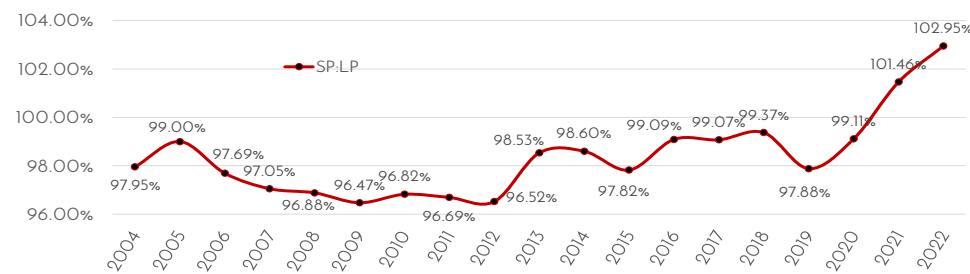
Average List Price vs. Sales Price



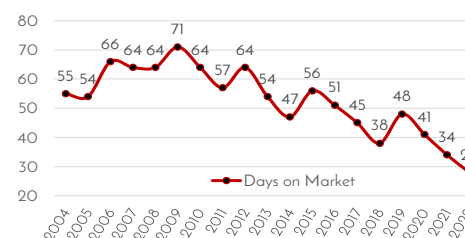
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
LP	\$601,135	\$661,426	\$664,870	\$748,415	\$662,317	\$627,865	\$672,470	\$595,503	\$619,249	\$662,845	\$639,989	\$615,078	\$690,777	\$742,206	\$722,917	\$745,346	\$809,553	\$842,690	\$963,234
SP	\$582,177	\$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

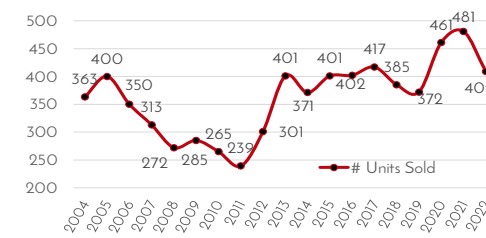
Sales Price to List Price Ratios



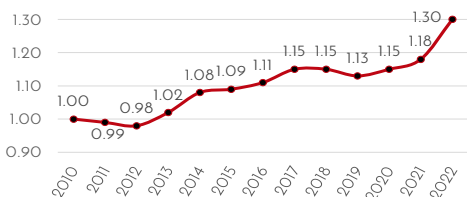
Average Days on Market



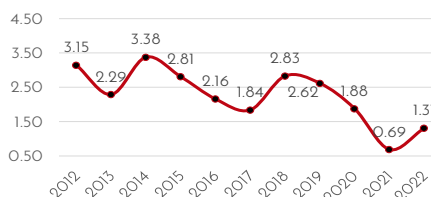
Number of Units Sold



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.