



Livingston

January 2023 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Assessment	SP:AV
1	1103 Pointe Gate Drive	OneFloor	2	2.0	22	\$399,000	\$399,000	\$399,000	100.00%	\$371,800	1.07
2	117 Meadowbrook Road	Custom	3	1.1	43	\$399,000	\$399,000	\$420,000	105.26%	\$370,100	1.13
3	37 N Ashby Avenue	CapeCod	3	1.0	63	\$462,500	\$462,500	\$450,000	97.30%	\$380,000	1.18
4	73 Mounthaven Drive	Colonial	3	1.1	25	\$475,000	\$475,000	\$485,000	102.11%	\$423,300	1.15
5	33 Hillside Avenue	Cottage	2	1.0	40	\$569,000	\$569,000	\$575,000	101.05%	\$420,900	1.37
6	70 W McClellan Avenue	Split Level	3	1.1	72	\$575,000	\$575,000	\$580,000	100.87%	\$382,400	1.52
7	9 Fairfax Drive	CapeCod	4	2.1	1	\$590,000	\$590,000	\$590,000	100.00%	\$546,400	1.08
8	46 W McClellan Avenue	Split Level	3	1.1	33	\$619,000	\$599,000	\$600,000	100.17%	\$438,400	1.37
9	9 Arrow Drive	Split Level	4	2.1	20	\$675,000	\$675,000	\$640,000	94.81%	\$552,900	1.16
10	35 Falcon Road	RanchRas	3	2.1	1	\$635,000	\$625,000	\$650,000	104.00%	\$432,800	1.50
11	24 Herbert Terrace	Colonial	3	2.1	58	\$747,000	\$649,000	\$660,000	101.69%	\$383,500	1.72
12	13 Bear Brook Lane	Split Level	3	2.1	1	\$720,000	\$720,000	\$720,000	100.00%	\$577,600	1.25
13	32 Pebble Beach Drive	TwnIntUn	3	3.1	1	\$750,000	\$750,000	\$750,000	100.00%	\$632,000	1.19
14	5 Ambrosia Court	TwnIntUn	4	3.1	69	\$839,990	\$799,990	\$765,000	95.63%	\$540,500	1.42
15	69 Irving Avenue	Colonial	3	2.0	32	\$849,000	\$799,000	\$775,000	97.00%	\$598,500	1.29
16	50 Washington Court	Colonial	4	4.0	20	\$849,000	\$849,000	\$835,000	98.35%	\$610,200	1.37
17	6 Torrence Drive	Ranch	4	2.0	16	\$949,000	\$949,000	\$965,000	101.69%	\$683,000	1.41
18	15 Congressional Parkway	Custom	6	4.1	54	\$1,250,000	\$999,000	\$999,990	100.10%		
19	17 Congressional Parkway	Custom	6	5.0	54	\$1,250,000	\$999,000	\$1,025,000	102.60%		
20	9 Mohawk Drive	Colonial	5	3.1	13	\$1,150,000	\$1,150,000	\$1,200,000	104.35%	\$899,100	1.33



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21	18 Westmount Drive	Colonial	4	2.1	20	\$1,239,000	\$1,239,000	\$1,289,000	104.04%	\$939,700	1.37
22	279 S Orange Avenue	Colonial	5	5.1	22	\$1,475,000	\$1,325,000	\$1,350,000	101.89%	\$903,600	1.49
23	7 Essex Court	Colonial	4	3.1	30	\$1,300,000	\$1,300,000	\$1,375,000	105.77%		
24	22 Rainbow Ridge Drive	Contemp	5	5.1	1	\$1,400,000	\$1,400,000	\$1,375,000	98.21%	\$1,123,200	1.22
25	2 White Oak Drive	Colonial	5	5.1	7	\$1,550,000	\$1,550,000	\$1,610,000	103.87%		
26	31 Hadrian Drive	Colonial	6	4.1	12	\$1,849,000	\$1,849,000	\$1,960,000	106.00%	\$1,651,400	1.19
AVERAGE					28	\$906,365	\$872,903	\$886,269	101.03%		1.31

"Active" Listings in Livingston

Number of Units: 48
Average List Price: \$1,399,766
Average Days on Market: 64

"Under Contract" Listings in Livingston

Number of Units: 49
Average List Price: \$1,237,439
Average Days on Market: 62

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												28
List Price	\$872,903												\$872,903
Sales Price	\$886,269												\$886,269
SP:LP%	101.03%												101.03%
SP to AV	1.31												1.31
# Units Sold	26												26
3 Mo Rate of Ab	1.57												1.57
Active Listings	48												48
Under Contracts	49												49

Flashback! YTD 2022 vs YTD 2023

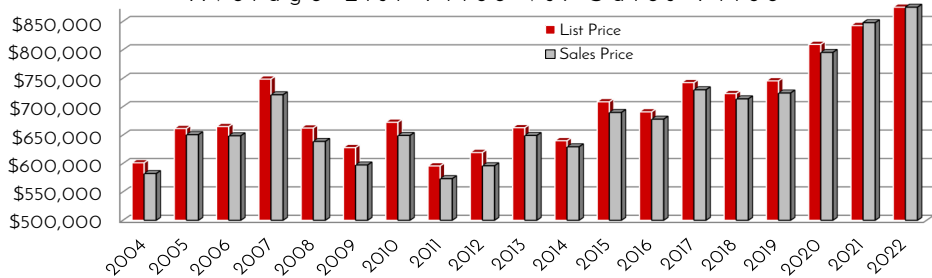
YTD	2022	2023	% Change
DOM	22	28	27.36%
Sales Price	\$851,773	\$886,269	4.05%
LP:SP	101.95%	101.03%	-0.90%
SP:AV	1.19	1.31	9.63%



YTD	2022	2023	% Change
# Units Sold	22	26	18.18%
Rate of Ab 3 Mo	0.85	1.57	84.71%
Actives	35	48	37.14%
Under Contracts	64	49	-23.44%

Livingston Yearly Market Trends

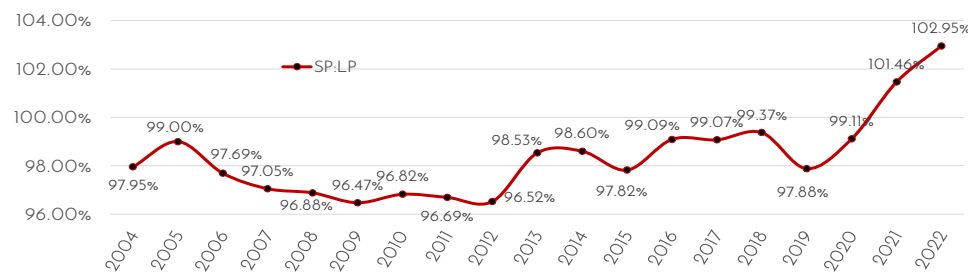
Average List Price vs. Sales Price



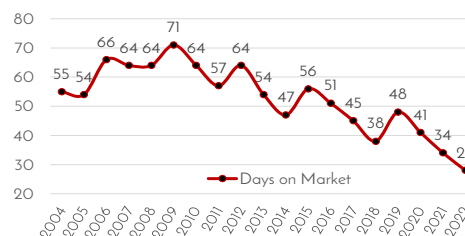
Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
LP	\$601,135	\$661,426	\$664,870	\$748,415	\$662,317	\$627,865	\$672,470	\$595,503	\$619,249	\$662,845	\$639,989	\$615,078	\$690,777	\$742,206	\$722,917	\$745,346	\$809,553	\$842,690	\$963,234
SP	\$582,177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

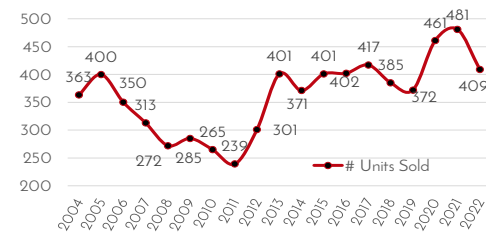
Sales Price to List Price Ratios



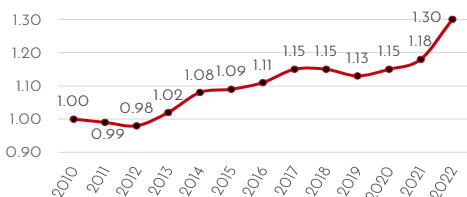
Average Days on Market



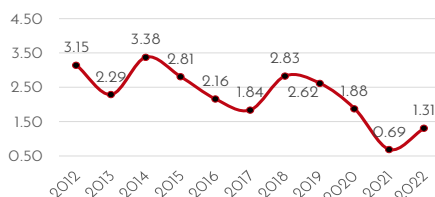
Number of Units Sold



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.