



Livingston

June 2023 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Assessment	SP:AV
1	44 N Ashby Avenue	CapeCod	3	1.0	92	\$457,000	\$457,000	\$471,000	103.06%	\$374,000	1.26
2	14 Hillside Avenue	CapeCod	4	2.0	112	\$535,000	\$535,000	\$520,000	97.20%	\$411,500	1.26
3	126 N Livingston Avenue	Colonial	3	1.1	16	\$465,000	\$465,000	\$525,000	112.90%	\$377,500	1.39
4	166 Hillside Avenue	Ranch	3	1.0	10	\$499,000	\$499,000	\$565,000	113.23%	\$366,600	1.54
5	6 Arrow Drive	Ranch	3	2.1	29	\$699,000	\$649,000	\$637,500	98.23%	\$595,900	1.07
6	63 W McClellan Avenue	Split Level	3	1.1	1	\$656,000	\$656,000	\$680,000	103.66%	\$414,100	1.64
7	98 Sykes Avenue	Split Level	3	2.0	8	\$599,000	\$599,000	\$682,000	113.86%	\$498,700	1.37
8	12 Dorrien Road	Split Level	4	2.1	7	\$725,000	\$725,000	\$750,000	103.45%	\$580,300	1.29
9	18 Evergreen Avenue	CapeCod	3	3.0	15	\$699,000	\$699,000	\$788,000	112.73%	\$493,400	1.60
10	65 Mounthaven Drive	Split Level	3	3.0	15	\$685,000	\$685,000	\$790,000	115.33%	\$552,800	1.43
11	30 Fieldstone Drive	Split Level	4	2.1	1	\$850,000	\$850,000	\$800,000	94.12%	\$570,500	1.40
12	94 Vere Terrace	Split Level	4	2.2	12	\$749,000	\$749,000	\$830,000	110.81%	\$527,900	1.57
13	4 Sandalwood Drive	Split Level	3	2.1	29	\$799,000	\$799,000	\$880,000	110.14%	\$634,700	1.39
14	22 Knollwood Drive	Split Level	4	2.1	14	\$849,000	\$849,000	\$902,000	106.24%	\$566,200	1.59
15	20 Gable Walk	TwndEndUn	4	3.2	8	\$875,000	\$875,000	\$935,000	106.86%	\$679,000	1.38
16	3 Birchwood Drive	Split Level	5	2.1	5	\$795,000	\$795,000	\$955,000	120.13%	\$644,800	1.48
17	16 Harding Place	Colonial	4	2.1	6	\$889,000	\$889,000	\$970,000	109.11%	\$651,200	1.49
18	19 Carillon Circle	Colonial	4	3.2	64	\$1,200,000	\$1,125,000	\$1,050,000	93.33%	\$893,600	1.18
19	81 Martin Road	Split Level	4	2.1	7	\$1,150,000	\$1,150,000	\$1,240,000	107.83%	\$724,500	1.71
20	9 Dogwood Terrace	Colonial	5	4.1	268	\$1,300,000	\$1,300,000	\$1,280,000	98.46%	New	



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21	78 Old Road	Colonial	6	4.1	88	\$1,350,000	\$1,350,000	\$1,299,999	96.30%	New	
22	66 Baker Road	Split Level	4	3.1	11	\$1,080,000	\$1,080,000	\$1,300,000	120.37%	\$815,700	1.59
23	7 Drummond Terrace	RanchExp	4	3.1	9	\$1,239,000	\$1,239,000	\$1,300,000	104.92%	\$977,900	1.33
24	20 Melrose Drive	Colonial	4	3.1	87	\$1,275,000	\$1,275,000	\$1,325,000	103.92%	New	
25	17 Aspen Drive	Contemp	5	4.1	15	\$1,290,000	\$1,290,000	\$1,355,000	105.04%	\$795,500	1.70
26	45 Virginia Avenue	Colonial	5	5.1	37	\$1,450,000	\$1,450,000	\$1,475,000	101.72%	New	
27	1 Stoney Hill Place	Colonial	6	5.1	7	\$1,500,000	\$1,500,000	\$1,525,000	101.67%	New	
28	4 Riker Hill Road	Colonial	6	5.0	36	\$1,500,000	\$1,550,000	\$1,565,000	100.97%	New	
29	13 Riker Hill Road	Custom	6	5.1	99	\$1,700,000	\$1,700,000	\$1,735,000	102.06%	New	
30	17 Putnam Road	Colonial	4	3.1	1	\$1,775,000	\$1,775,000	\$1,775,000	100.00%	\$1,195,900	1.48
31	208 W Hobart Gap Road	Colonial	6	7.1	48	\$1,999,000	\$1,999,000	\$1,930,000	96.55%	New	
32	11 Hearthstone Terrace	Colonial	6	5.1	1	\$2,250,000	\$2,250,000	\$2,250,000	100.00%	\$1,600,000	1.41
33	22 Mountain Ridge Drive	Colonial	5	7.2	157	\$3,195,000	\$2,995,000	\$2,620,000	87.48%	\$2,489,100	1.05
AVERAGE					40	\$1,123,576	\$1,115,242	\$1,142,591	104.60%		1.42

"Active" Listings in Livingston

Number of Units: 44
 Average List Price: \$1,682,899
 Average Days on Market: 48

"Under Contract" Listings in Livingston

Number of Units: 84
 Average List Price: \$1,228,177
 Average Days on Market: 35

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							39
List Price	\$872,903	\$1,058,377	\$974,880	\$1,112,950	\$999,207	\$1,115,242							\$1,021,666
Sales Price	\$886,269	\$1,054,689	\$984,577	\$1,122,091	\$1,028,726	\$1,142,591							\$1,035,316
SP:LP%	101.03%	97.04%	102.55%	102.04%	103.57%	104.60%							102.19%
SP to AV	1.31	1.27	1.29	1.30	1.36	1.42							1.33
# Units Sold	26	18	26	22	27	33							152
3 Mo Rate of Ab	1.57	1.48	1.63	1.73	2.15	1.65							1.70
Active Listings	48	38	37	44	50	44							44
Under Contracts	49	63	65	63	73	84							66

Flashback! YTD 2022 vs YTD 2023

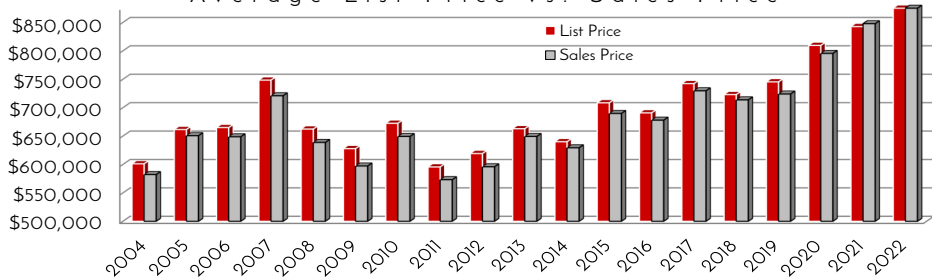
YTD	2022	2023	% Change
DOM	27	39	45.93%
Sales Price	\$1,006,912	\$1,035,316	2.82%
LP:SP	104.17%	102.19%	-1.90%
SP:AV	1.30	1.33	2.16%



YTD	2022	2023	% Change
# Units Sold	193	152	-21.24%
Rate of Ab 3 Mo	1.57	1.70	8.50%
Actives	52	44	-16.88%
Under Contracts	76	66	-12.75%

Livingston Yearly Market Trends

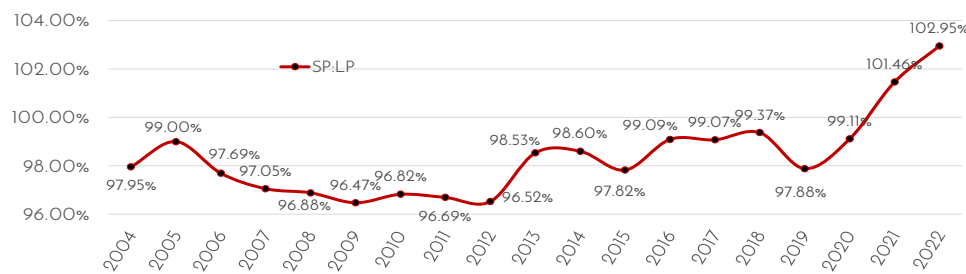
Average List Price vs. Sales Price



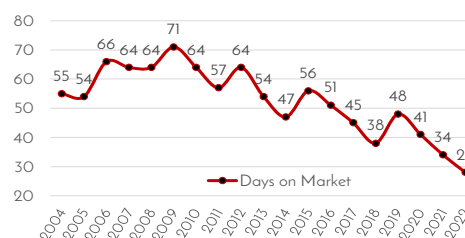
Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
LP	\$601,135	\$661,426	\$664,870	\$748,415	\$662,317	\$627,865	\$672,470	\$595,503	\$619,249	\$662,845	\$639,989	\$615,078	\$690,777	\$742,204	\$722,917	\$745,346	\$809,553	\$842,690	\$963,234
SP	\$582,177	\$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

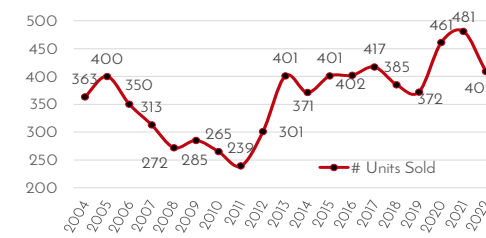
Sales Price to List Price Ratios



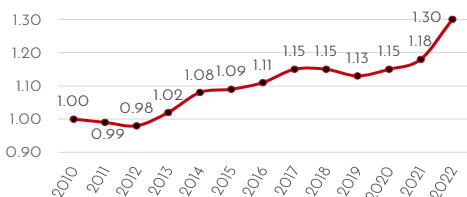
Average Days on Market



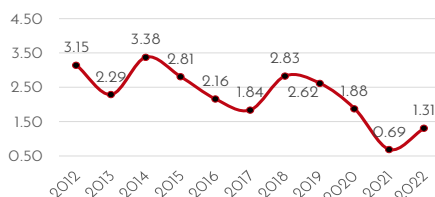
Number of Units Sold



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.