



Livingston

March 2023 Market Snapshot

| Units | Address | Style | Bedrms | Baths | DOM | Orig. List Price | List Price | Sales Price | SP:LP | Assessment | SP:AV |
|-------|------------------------|-------------|--------|-------|-----|------------------|-------------|-------------|---------|------------|-------|
| 1 | 8 Hawthorne Drive | Ranch | 3 | 1.1 | 7 | \$499,999 | \$499,999 | \$510,000 | 102.00% | \$429,100 | 1.19 |
| 2 | 22 McCall Avenue | Colonial | 2 | 1.1 | 22 | \$495,000 | \$495,000 | \$516,000 | 104.24% | \$384,600 | 1.34 |
| 3 | 19 Filmore Avenue | Split Level | 3 | 1.1 | 10 | \$525,000 | \$525,000 | \$567,000 | 108.00% | \$435,900 | 1.30 |
| 4 | 45 Hazel Avenue | Colonial | 3 | 1.1 | 17 | \$535,000 | \$535,000 | \$580,000 | 108.41% | \$511,800 | 1.13 |
| 5 | 1106 Pointe Gate Drive | OneFloor | 2 | 2.1 | 5 | \$615,000 | \$615,000 | \$600,000 | 97.56% | \$558,300 | 1.07 |
| 6 | 24 W McClellan Avenue | Split Level | 3 | 1.2 | 17 | \$599,000 | \$599,000 | \$604,000 | 100.83% | \$434,200 | 1.39 |
| 7 | 9 Park Drive | CapeCod | 4 | 2.0 | 8 | \$625,000 | \$625,000 | \$691,000 | 110.56% | \$498,300 | 1.39 |
| 8 | 305 Edmonton Court | TwnEndUn | 3 | 2.1 | 10 | \$649,000 | \$649,000 | \$692,000 | 106.63% | \$520,700 | 1.33 |
| 9 | 4 Carillon Circle | TwnIntUn | 3 | 3.2 | 18 | \$749,900 | \$699,900 | \$705,000 | 100.73% | \$661,000 | 1.07 |
| 10 | 12 Sparrow Drive | Ranch | 3 | 2.0 | 3 | \$635,000 | \$635,000 | \$705,000 | 111.02% | \$622,900 | 1.13 |
| 11 | 31 Washington Court | Split Level | 5 | 3.1 | 17 | \$699,000 | \$699,000 | \$735,000 | 105.15% | \$670,800 | 1.10 |
| 12 | 261 E Northfield Road | Ranch | 3 | 3.1 | 5 | \$799,000 | \$799,000 | \$775,000 | 97.00% | \$634,300 | 1.22 |
| 13 | 22 Burnet Hill Road | Tudor | 4 | 2.0 | 11 | \$795,000 | \$795,000 | \$795,000 | 100.00% | \$506,100 | 1.57 |
| 14 | 5 Ambrosia Court | TwnIntUn | 4 | 3.1 | 16 | \$839,990 | \$839,990 | \$815,000 | 97.02% | \$540,500 | 1.51 |
| 15 | 29 Cherry Hill Road | Split Level | 4 | 2.1 | 10 | \$765,000 | \$765,000 | \$825,000 | 107.84% | \$661,400 | 1.25 |
| 16 | 48 Bennington Road | Colonial | 3 | 1.1 | 9 | \$699,000 | \$699,000 | \$850,000 | 121.60% | \$522,700 | 1.63 |
| 17 | 2 Falcon Court | Split Level | 4 | 3.0 | 21 | \$999,000 | \$999,000 | \$999,000 | 100.00% | \$543,100 | 1.84 |
| 18 | 15 Carlisle Drive | Colonial | 4 | 3.0 | 14 | \$975,000 | \$975,000 | \$1,020,000 | 104.62% | \$712,000 | 1.43 |
| 19 | 29 Hickory Place | Spilt Level | 5 | 4.1 | 188 | \$1,499,000 | \$1,399,000 | \$1,300,000 | 92.92% | | |
| 20 | 10 Crestview Hill Road | Colonial | 5 | 4.1 | 7 | \$1,300,000 | \$1,300,000 | \$1,313,000 | 101.00% | | |



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|----------------|--------------------|----------|--------|-------|-----|------------------|-------------|-------------|---------|-------------|-------|
| 21 | 22 Elmwood Drive | Colonial | 5 | 5.1 | 5 | \$1,450,000 | \$1,450,000 | \$1,435,000 | 98.97% | | |
| 22 | 55 Amelia Avenue | Colonial | 5 | 5.1 | 9 | \$1,500,000 | \$1,500,000 | \$1,475,000 | 98.33% | | |
| 23 | 6 Goodhart Drive | Ranch | 5 | 4.0 | 224 | \$1,500,000 | \$1,450,000 | \$1,500,000 | 103.45% | \$1,232,100 | 1.22 |
| 24 | 12 Coventry Road | Colonial | 5 | 5.0 | 56 | \$1,800,000 | \$1,800,000 | \$1,675,000 | 93.06% | \$1,433,200 | 1.17 |
| 25 | 1 Trafalgar Drive | Colonial | 5 | 4.2 | 96 | \$1,799,000 | \$1,799,000 | \$1,717,000 | 95.44% | | |
| 26 | 5 Windermere Court | Custom | 5 | 6.1 | 1 | \$2,200,000 | \$2,200,000 | \$2,200,000 | 100.00% | \$2,640,100 | 0.83 |
| AVERAGE | | | | | 31 | \$982,573 | \$974,880 | \$984,577 | 102.55% | | 1.29 |

Active Listings in Livingston

Number of Units: 37
 Average List Price: \$1,51,130
 Average Days on Market: 66

Under Contract Listings in Livingston

Number of Units: 65
 Average List Price: \$1,286,042
 Average Days on Market: 60

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 | | | | | | | | | | 33 |
| List Price | \$872,903 | \$1,058,377 | \$974,880 | | | | | | | | | | \$957,526 |
| Sales Price | \$886,269 | \$1,054,689 | \$984,577 | | | | | | | | | | \$960,014 |
| SP:LP% | 101.03% | 97.04% | 102.55% | | | | | | | | | | 100.57% |
| SP to AV | 1.31 | 1.27 | 1.29 | | | | | | | | | | 1.29 |
| # Units Sold | 26 | 18 | 26 | | | | | | | | | | 70 |
| 3 Mo Rate of Ab | 1.57 | 1.48 | 1.63 | | | | | | | | | | 1.56 |
| Active Listings | 48 | 38 | 37 | | | | | | | | | | 41 |
| Under Contracts | 49 | 63 | 65 | | | | | | | | | | 59 |

Flashback! YTD 2022 vs YTD 2023

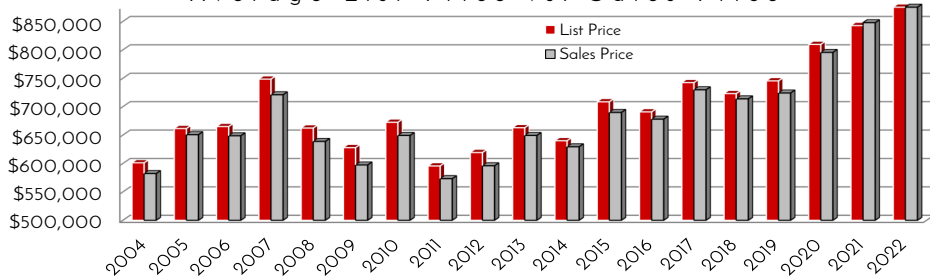
| YTD | 2022 | 2023 | % Change |
|-------------|-------------|-----------|----------|
| DOM | 32.8 | 32.7 | -0.34% |
| Sales Price | \$1,053,749 | \$960,014 | -8.90% |
| LP:SP | 102.07% | 100.57% | -1.47% |
| SP:AV | 1.28 | 1.29 | 0.86% |



| YTD | 2022 | 2023 | % Change |
|-----------------|------|------|----------|
| # Units Sold | 80 | 70 | -12.50% |
| Rate of Ab 3 Mo | 1.29 | 1.56 | 20.62% |
| Actives | 38 | 41 | 6.96% |
| Under Contracts | 70 | 59 | -16.11% |

Livingston Yearly Market Trends

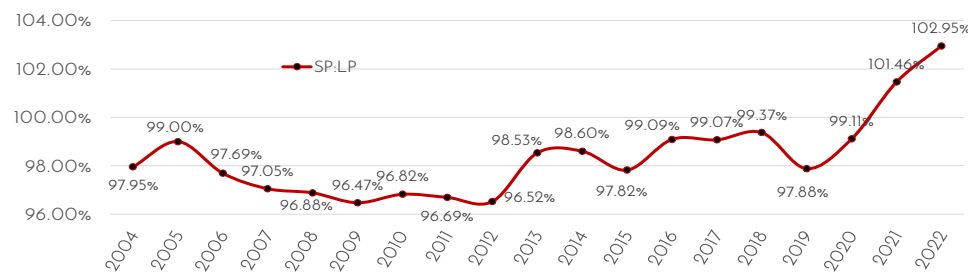
Average List Price vs. Sales Price



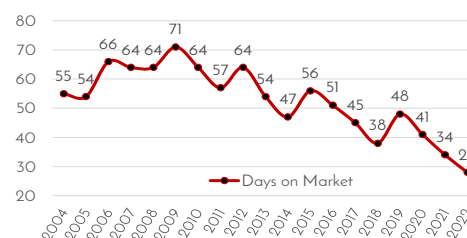
| | 2004 | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 |
|----|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| 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 | \$595,914 | \$649,260 | \$629,350 | \$677,959 | \$729,648 | \$713,672 | \$724,006 | \$795,418 | \$847,751 | \$985,475 | | |

Livingston Yearly Market Trends

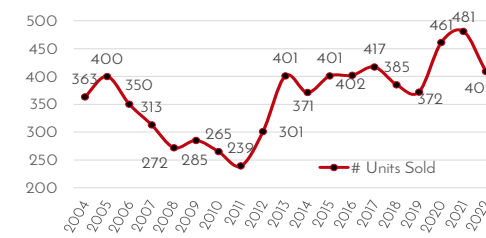
Sales Price to List Price Ratios



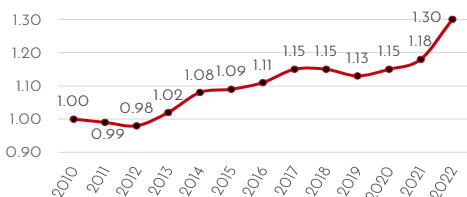
Average Days on Market



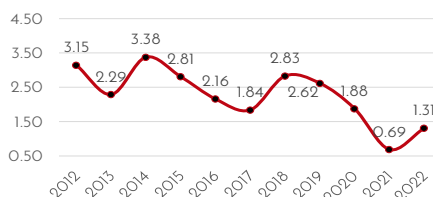
Number of Units Sold



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.