



KELLERWILLIAMS.

Livingston

September 2023 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Assessment	SP:AV
1	503 Kensington Lane	TwnIntUn	2	2.1	18	\$599,000	\$599,000	\$605,000	101.00%	\$487,700	1.24
2	24 Mccall Avenue	CapeCod	3	1.1	16	\$595,000	\$595,000	\$610,000	102.52%	\$435,700	1.40
3	40 Charles Street	Split Level	3	2.0	8	\$618,000	\$618,000	\$702,000	113.59%	\$491,700	1.43
4	91 S Ashby Avenue	Split Level	3	1.0	15	\$550,000	\$550,000	\$715,000	130.00%	\$447,100	1.60
5	26 W Lawn Road	Colonial	3	1.1	14	\$725,000	\$725,000	\$740,000	102.07%	\$489,100	1.51
6	36 Amelia Avenue	Colonial	3	2.0	8	\$685,000	\$685,000	\$760,000	110.95%	\$533,600	1.42
7	14 Page Place	Split Level	4	2.1	116	\$775,000	\$775,000	\$775,000	100.00%	\$615,600	1.26
8	445 S Livingston Avenue	Split Level	4	2.1	13	\$800,000	\$800,000	\$800,000	100.00%	\$606,100	1.32
9	1 Braeburn Court	TwnEndUn	3	3.1	12	\$749,000	\$749,000	\$800,000	106.81%	\$583,100	1.37
10	82 Ridge Drive	Ranch	3	2.1	1	\$899,900	\$899,900	\$845,000	93.90%	\$662,100	1.28
11	16 Byron Place	Split Level	5	2.1	19	\$789,000	\$789,000	\$850,000	107.73%	\$522,700	1.63
12	80 Old Road	Custom	5	3.0	42	\$999,000	\$899,000	\$880,000	97.89%		
13	28 Edgemere Road	Colonial	4	2.1	20	\$825,000	\$825,000	\$900,000	109.09%	\$605,500	1.49
14	5 Clover Lane	Custom	5	2.1	12	\$849,000	\$849,000	\$901,000	106.12%	\$573,800	1.57
15	36 Shrewsbury Drive	Split Level	4	2.1	12	\$969,000	\$969,000	\$975,000	100.62%	\$559,100	1.74
16	35 Hillside Avenue	Colonial	5	4.0	19	\$1,250,000	\$1,250,000	\$1,250,000	100.00%		
17	22 Fordham Road	Custom	6	4.2	158	\$1,349,000	\$1,348,000	\$1,475,000	109.42%	\$1,311,900	1.12
18	44 N Hillside Avenue	RanchExp	4	2.1	1	\$1,400,000	\$1,400,000	\$1,480,000	105.71%	\$936,900	1.58
19	39 Crossbrook Road	Colonial	6	5.0	1	\$1,525,000	\$1,525,000	\$1,525,000	100.00%		
20	5 Fernwood Road	Contemp	6	5.1	29	\$1,690,000	\$1,690,000	\$1,690,000	100.00%		
21	28 Walnut Street	Colonial	6	5.1	89	\$1,999,000	\$1,999,000	\$1,851,000	92.60%	\$1,000,000	1.85
22	9 Lafayette Drive	Colonial	7	6.1	76	\$2,500,000	\$2,500,000	\$2,410,000	96.40%	\$2,104,500	1.15
23	17 Thames Drive	Colonial	6	4.2	69	\$2,999,000	\$2,795,000	\$2,500,000	89.45%	\$2,151,500	1.16
AVERAGE					33	\$1,136,474	\$1,123,213	\$1,132,130	103.30%		1.43

"Active" Listings in Livingston

Number of Units: 52
Average List Price: \$1,570,526
Average Days on Market: 64

"Under Contract" Listings in Livingston

Number of Units: 44
Average List Price: \$1,359,266
Average Days on Market: 51

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	30	17	33				33
List Price	\$872,903	\$1,058,377	\$974,880	\$1,112,950	\$999,207	\$1,115,242	\$1,024,382	\$1,173,517	\$1,123,213				\$1,059,475
Sales Price	\$886,269	\$1,054,689	\$984,577	\$1,122,091	\$1,028,726	\$1,142,591	\$1,063,747	\$1,192,954	\$1,132,130				\$1,077,184
SP:LP%	101.03%	97.04%	102.55%	102.04%	103.57%	104.60%	105.45%	103.12%	103.30%				102.89%
SP to AV	1.31	1.27	1.29	1.30	1.36	1.42	1.40	1.43	1.43				1.37
# Units Sold	26	18	26	22	27	33	34	48	23				257
3 Mo Rate of Ab	1.57	1.48	1.63	1.73	2.15	1.65	1.85	1.32	1.54				1.66
Active Listings	48	38	37	44	50	44	52	47	52				46
Under Contracts	49	63	65	63	73	84	70	48	44				62

Flashback! YTD 2022 vs YTD 2023

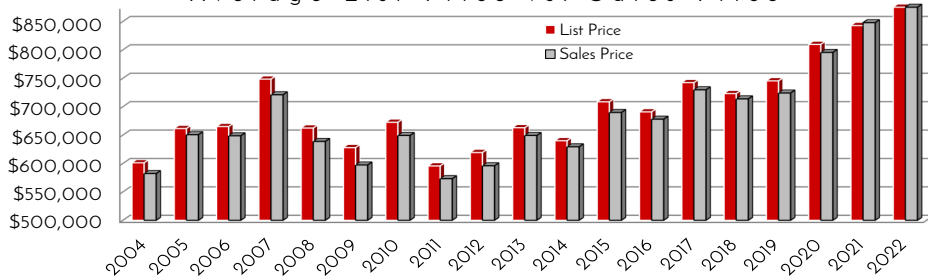
YTD	2022	2023	% Change
DOM	27	33	24.19%
Sales Price	\$994,041	\$1,077,184	8.36%
LP:SP	103.64%	102.89%	-0.72%
SP:AV	1.31	1.37	4.65%



YTD	2022	2023	% Change
# Units Sold	322	257	-20.19%
Rate of Ab 3 Mo	1.59	1.66	4.48%
Actives	58	46	-21.22%
Under Contracts	74	62	-16.32%

Livingston Yearly Market Trends

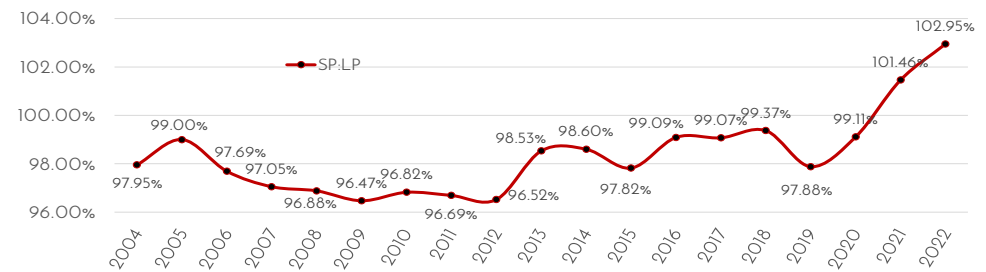
Average List Price vs. Sales Price



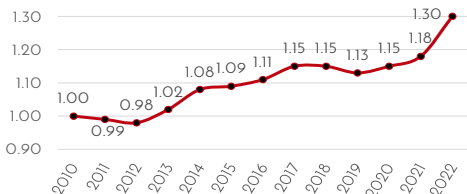
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
LP	\$601,135	\$661,426	\$664,870	\$748,415	\$662,317	\$627,865	\$672,470	\$595,503	\$619,249	\$662,845	\$639,989	\$615,078	\$690,777	\$742,204	\$722,917	\$745,346	\$809,553	\$842,690	\$963,234
SP	\$582,177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

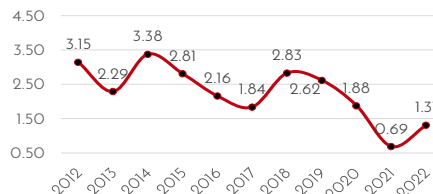
Sales Price to List Price Ratios



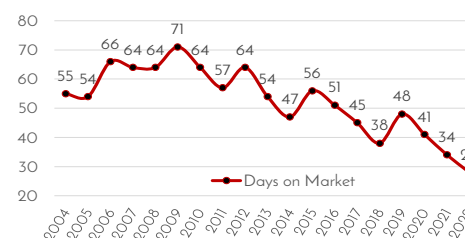
Sales Price to Assessed Value Ratio



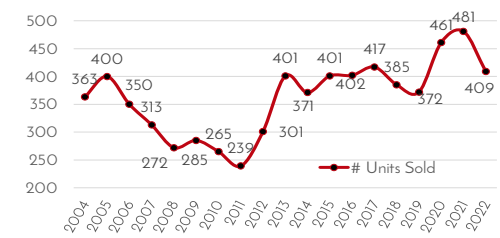
12 Month Rate of Absorption



Average Days on Market



Number of Units Sold



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.