



KELLERWILLIAMS.

# Livingston

## April 2023 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Assessment	SP:AV
1	4108 Pointe Gate Drive	TwnEndUn	2	2.1	8	\$549,900	\$549,900	\$525,000	95.47%	\$558,300	0.94
2	101 Regal Boulevard	Ranch	2	2.0	9	\$540,000	\$540,000	\$625,000	115.74%	\$441,400	1.42
3	11 Marberne Terrace	Custom	3	2.1	168	\$748,000	\$699,000	\$650,000	92.99%	\$611,000	1.06
4	12 Dickinson Lane	Colonial	5	3.1	96	\$785,000	\$785,000	\$720,000	91.72%	\$557,800	1.29
5	9 Longview Road	Colonial	4	2.0	15	\$639,000	\$639,000	\$725,000	113.46%	\$491,700	1.47
6	67 Irving Avenue	Colonial	3	1.1	15	\$699,000	\$699,000	\$730,000	104.43%	\$466,700	1.56
7	12 Cyprus Lane	TwnIntUn	3	3.1	157	\$779,900	\$775,000	\$765,000	98.71%	\$737,700	1.04
8	70 N Hillside Avenue	Ranch	3	3.0	1	\$750,000	\$750,000	\$775,000	103.33%	\$661,800	1.17
9	95 Vere Terrace	Split Level	4	1.1	12	\$675,000	\$675,000	\$810,000	120.00%	\$483,100	1.68
10	49 Tremont Terrace	Colonial	4	2.1	1	\$839,000	\$839,000	\$850,000	101.31%	\$760,400	1.12
11	267 S Orange Avenue	Ranch	5	4.0	120	\$950,000	\$918,000	\$860,000	93.68%	\$824,500	1.04
12	55 N Baums Court	Split Level	4	2.1	14	\$949,000	\$949,000	\$950,000	100.11%	\$626,000	1.52
13	196 Beaufort Avenue	RanchExp	4	4.0	13	\$1,060,000	\$1,060,000	\$1,221,000	115.19%	\$831,200	1.47
14	17 Post Lane	Custom	4	5.1	8	\$1,260,000	\$1,260,000	\$1,260,000	100.00%	\$1,064,700	1.18
15	26 Briar Cliff Road	Colonial	6	3.1	25	\$1,399,000	\$1,399,000	\$1,325,000	94.71%		
16	287 S Orange Avenue	Ranch	4	3.2	8	\$1,199,000	\$1,199,000	\$1,351,000	112.68%	\$1,112,900	1.21
17	69 Virginia Avenue	Colonial	5	5.1	175	\$1,350,000	\$1,350,000	\$1,395,000	103.33%		
18	15 Kearny Terrace	Colonial	6	6.1	2	\$1,500,000	\$1,500,000	\$1,540,000	102.67%		
19	12 Carlisle Drive	Colonial	5	5.1	70	\$1,500,000	\$1,500,000	\$1,550,000	103.33%		
20	15 Badger Drive	Colonial	6	5.2	35	\$1,800,000	\$1,800,000	\$1,610,000	89.44%		
21	47 Lee Road	Colonial	6	5.1	111	\$1,649,000	\$1,749,000	\$1,649,000	94.28%		
22	9 Camelot Drive	Colonial	6	6.1	35	\$2,850,000	\$2,850,000	\$2,800,000	98.25%	\$1,730,700	1.62
AVERAGE					50	\$1,112,309	\$1,112,950	\$1,122,091	102.04%		1.30

### *"Active"* Listings in Livingston

Number of Units: 44  
Average List Price: \$1,428,541  
Average Days on Market: 38

### *"Under Contract"* Listings in Livingston

Number of Units: 63  
Average List Price: \$1,313,487  
Average Days on Market: 54

# 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									37
List Price	\$872,903	\$1,058,377	\$974,880	\$1,112,950									\$994,692
Sales Price	\$886,269	\$1,054,689	\$984,577	\$1,122,091									\$998,772
SP:LP%	101.03%	97.04%	102.55%	102.04%									100.92%
SP to AV	1.31	1.27	1.29	1.30									1.29
# Units Sold	26	18	26	22									92
3 Mo Rate of Ab	1.57	1.48	1.63	1.73									1.60
Active Listings	48	38	37	44									42
Under Contracts	49	63	65	63									60

## Flashback! YTD 2022 vs YTD 2023

YTD	2022	2023	% Change
DOM	30.6	36.8	20.25%
Sales Price	\$1,000,453	\$998,772	-0.17%
LP:SP	102.56%	100.92%	-1.60%
SP:AV	1.28	1.29	0.88%



YTD	2022	2023	% Change
# Units Sold	109	92	-15.60%
Rate of Ab 3 Mo	1.40	1.60	14.46%
Actives	41	42	1.21%
Under Contracts	73	60	-18.09%

## Livingston Yearly Market Trends

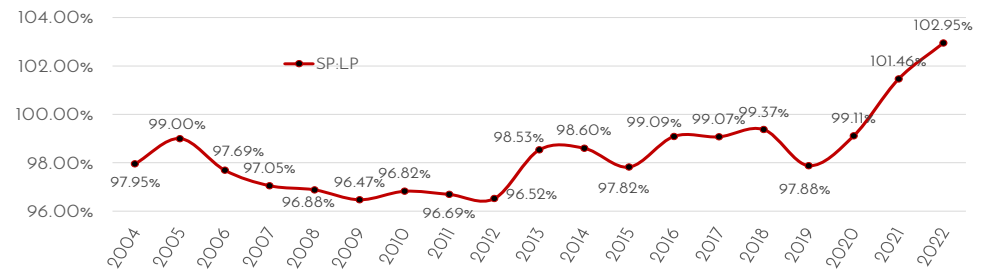
Average List Price vs. Sales Price



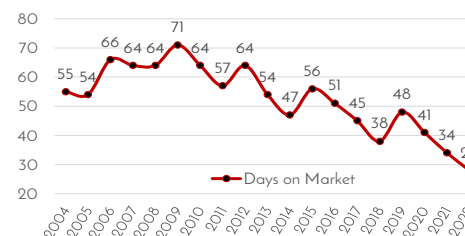
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
LP	\$601,135	\$661,426	\$664,870	\$748,415	\$662,317	\$627,865	\$672,470	\$595,503	\$619,249	\$662,845	\$639,989	\$615,078	\$690,777	\$742,204	\$722,917	\$745,346	\$809,553	\$842,690	\$963,234
SP	\$582,177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

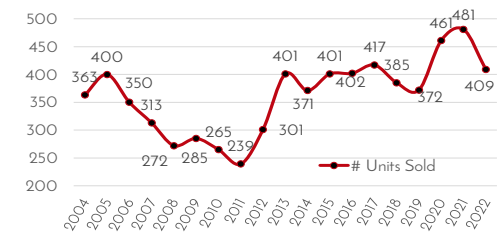
Sales Price to List Price Ratios



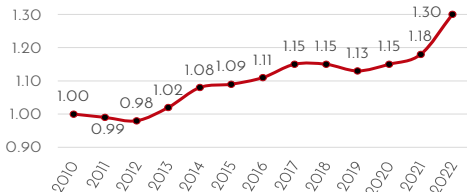
Average Days on Market



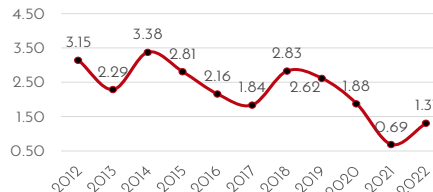
Number of Units Sold



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.