



Livingston

May 2024 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Assessment	SP:AV
1	4109 Pointe Gate Drive	OneFloor	3	3.1	59	\$599,000	\$599,000	\$550,000	91.82%	\$652,100	0.84
2	4212 Pointe Gate Drive	OneFloor	3	2.1	22	\$599,000	\$599,000	\$575,000	95.99%	\$526,200	1.09
3	3309 Pointe Gate Drive	OneFloor	2	2.1	65	\$639,000	\$639,000	\$639,000	100.00%	\$558,300	1.14
4	14 Harding Place	Colonial	3	1.1	1	\$575,000	\$575,000	\$650,000	113.04%	\$475,000	1.37
5	35 Laurel Avenue	CapeCod	3	2.0	5	\$569,900	\$569,900	\$670,000	117.56%	\$436,000	1.54
6	103 Regal Boulevard	TwndEndUn	2	2.1	5	\$649,000	\$649,000	\$684,500	105.47%	\$522,500	1.31
7	4 Longacre Drive	Colonial	3	1.1	6	\$575,000	\$575,000	\$690,000	120.00%	\$460,500	1.50
8	4305 Pointe Gate Drive	TwndEndUn	2	2.1	9	\$650,000	\$650,000	\$740,000	113.85%	\$558,300	1.33
9	39 Beverly Road	CapeCod	3	2.0	9	\$729,900	\$729,900	\$775,000	106.18%	\$479,100	1.62
10	212 Edmonton Court	TwndIntUn	3	2.1	20	\$699,900	\$699,900	\$800,000	114.30%	\$536,000	1.49
11	2 Gala Court	TwndEndUn	3	2.1	0	\$800,000	\$800,000	\$800,000	100.00%	\$561,200	1.43
12	13 Highland Drive	Ranch	3	2.1	0	\$750,000	\$750,000	\$825,000	110.00%	\$545,800	1.51
13	26 Shrewsbury Drive	Ranch	4	3.0	14	\$650,000	\$650,000	\$860,000	132.31%	\$546,100	1.57
14	32 Hillside Terrace	CapeCod	3	1.1	17	\$699,000	\$699,000	\$871,000	124.61%	\$532,000	1.64
15	110 E Cedar Street	Colonial	3	1.1	13	\$849,000	\$849,000	\$900,000	106.01%	\$514,400	1.75
16	12 Audobon Road	SplitLev	4	4.0	15	\$859,000	\$859,000	\$950,000	110.59%	\$520,000	1.83
17	8 Macopin Drive	Ranch	3	2.1	7	\$680,000	\$680,000	\$951,000	139.85%	\$503,600	1.89
18	2 Tulip Court	Ranch	4	2.1	6	\$725,000	\$725,000	\$955,000	131.72%	\$775,500	1.23
19	24 Royal Avenue	Colonial	4	2.1	9	\$759,000	\$759,000	\$975,000	128.46%	Renovated	
20	12 Hamilton Lane	Colonial	4	2.1	7	\$799,000	\$799,000	\$975,000	122.03%	\$578,700	1.68
21	10 Windsor Drive	SplitLev	3	2.2	17	\$974,900	\$974,900	\$1,150,000	117.96%	\$598,200	1.92
22	12 Oxford Drive	Bi-Level	4	2.1	10	\$950,000	\$950,000	\$1,180,000	124.21%	Renovated	
23	1 Tabor Court	Custom	4	3.0	15	\$1,000,000	\$1,000,000	\$1,220,000	122.00%	\$712,400	1.71
24	25 Ridgewood Drive	Custom	5	4.0	0	\$1,300,000	\$1,300,000	\$1,265,000	97.31%	\$875,000	1.45
25	55 Hillside Avenue	SplitLev	6	5.0	35	\$1,550,000	\$1,550,000	\$1,350,000	87.10%	New	

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26	52 Springbrook Road	SplitLev	4	2.1	11	\$1,250,000	\$1,250,000	\$1,415,001	113.20%	\$721,600	1.96
27	41 Heron Road	Bi-Level	4	3.0	9	\$1,200,000	\$1,250,000	\$1,460,000	116.80%	Renovated	
28	88 W Northfield Road	Colonial	5	3.2	8	\$1,380,000	\$1,380,000	\$1,555,000	112.68%	\$1,044,300	1.49
29	5 Fredon Drive	Custom	5	4.0	6	\$1,375,000	\$1,375,000	\$1,635,000	118.91%	\$1,041,500	1.57
30	22 W Cedar Street	Colonial	5	5.1	32	\$1,670,000	\$1,670,000	\$1,690,000	101.20%	New	
31	9 Twin Oak Road	Colonial	6	5.1	9	\$1,699,000	\$1,699,000	\$1,699,000	100.00%	New	
32	28 Preston Drive	Custom	5	5.1	7	\$1,725,000	\$1,725,000	\$1,699,000	98.49%	New	
33	2 Corner Stone Way	Colonial	5	4.1	28	\$1,775,000	\$1,675,000	\$1,700,000	101.49%	\$1,185,200	1.43
34	167 Walnut Street	Colonial	6	4.2	7	\$1,689,000	\$1,689,000	\$1,700,000	100.65%	\$1,252,400	1.36
35	14 Clover Lane	Custom	6	4.1	32	\$1,699,000	\$1,699,000	\$1,720,000	101.24%	New	
36	19 Stonewall Drive	Colonial	5	3.1	61	\$1,895,000	\$1,795,000	\$1,750,000	97.49%	\$1,275,000	1.37
37	36 Rainbow Ridge Drive	Colonial	5	4.1	22	\$1,750,000	\$1,750,000	\$1,825,000	104.29%	\$1,275,300	1.43
38	43 Coddington Terrace	Colonial	6	5.1	62	\$2,200,000	\$2,200,000	\$2,255,000	102.50%	New	
AVERAGE					17	\$1,077,305	\$1,073,358	\$1,160,618	110.56%		1.50

"Active" Listings in Livingston

Number of Units: 51
 Average List Price: \$1,610,700
 Average Days on Market: 55

"Under Contract" Listings in Livingston

Number of Units: 65
 Average List Price: \$1,311,449
 Average Days on Market: 26

Livingston 2024 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	43	59	24	26	17								29
List Price	\$1,298,338	\$1,433,667	\$1,069,471	\$1,289,995	\$1,073,358								\$1,196,503
Sales Price	\$1,268,634	\$1,390,000	\$1,111,634	\$1,354,250	\$1,160,618								\$1,234,725
SP:LP%	101.78%	97.05%	105.29%	105.52%	110.56%								105.65%
SP to AV	1.45	1.31	1.38	1.60	1.50								1.48
# Units Sold	26	9	17	22	38								112
3 Mo Rate of Ab	1.70	2.41	2.53	3.25	2.33								2.44
Active Listings	38	44	40	43	51								43
Under Contracts	27	38	49	66	65								49

Flashback! YTD 2023 vs YTD 2024

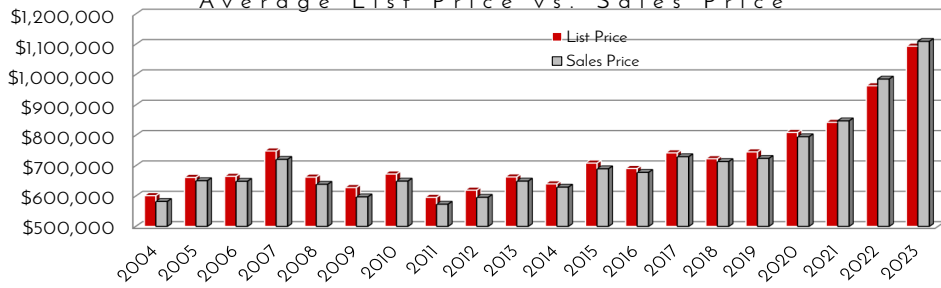
YTD	2023	2024	% Change
DOM	39	29	-24.47%
Sales Price	\$1,005,568	\$1,234,725	22.79%
LP:SP	101.52%	105.65%	4.06%
SP:AV	1.31	1.48	13.19%



YTD	2023	2024	% Change
# Units Sold	119	112	-5.88%
Rate of Ab 3 Mo	1.71	2.44	42.76%
Actives	43	43	0.00%
Under Contracts	63	49	-21.73%

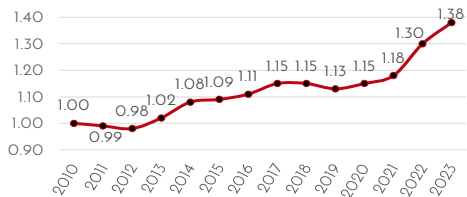
Livingston Yearly Market Trends

Average List Price vs. Sales Price

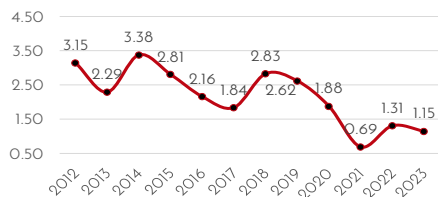


Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
LP	\$601,135	\$661,426	\$664,870	\$748,415	\$662,317	\$627,865	\$672,470	\$595,503	\$619,249	\$662,845	\$639,989	\$615,078	\$690,777	\$742,206	\$722,917	\$745,346	\$809,553	\$842,690	\$963,234	\$1,091,671
SP	\$582,177	\$650,679	\$648,695	\$720,875	\$638,797	\$597,355	\$649,233	\$573,206	\$595,914	\$652,260	\$629,350	\$652,729	\$677,959	\$729,648	\$713,672	\$724,006	\$795,418	\$847,751	\$985,475	\$1,109,596

Sales Price to Assessed Value Ratio

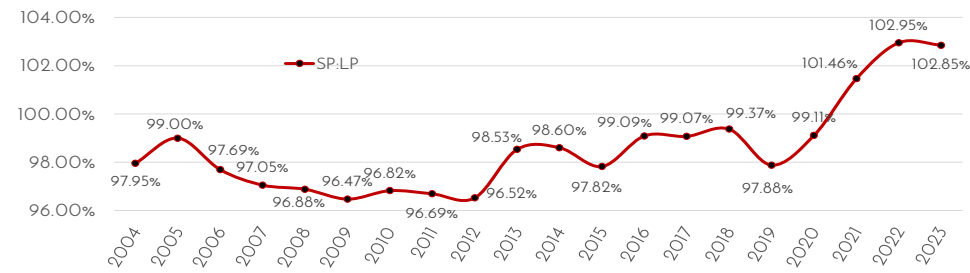


12 Month Rate of Absorption

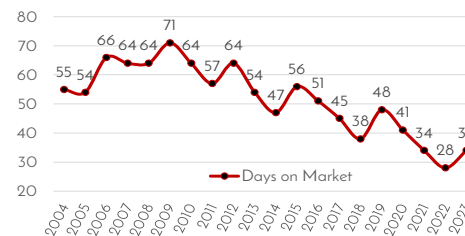


Livingston Yearly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

