



# Livingston

## May 2021 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	177 E Northfield Road	CapeCod	3	1.0	179	\$399,000	\$399,000	\$400,000	100.25%	\$446,200	0.90
2	113 Regal Boulevard	OneFloor	2	2.1	21	\$459,000	\$459,000	\$441,000	96.08%	\$519,200	0.85
3	36 Manor Road	CapeCod	3	2.0	33	\$550,000	\$550,000	\$520,000	94.55%	\$502,800	1.03
4	12 Elmwood Drive	CapeCod	3	1.0	9	\$429,000	\$429,000	\$530,000	123.54%	\$410,900	1.29
5	22 Arlington Drive	Bi-Level	4	1.1	19	\$525,000	\$525,000	\$545,000	103.81%	\$514,700	1.06
6	41 Melrose Drive	Ranch	4	1.1	35	\$549,900	\$549,900	\$550,000	100.02%	\$488,300	1.13
7	5205 Pointe Gate Drive	OneFloor	2	2.1	198	\$675,000	\$559,900	\$554,000	98.95%	\$558,300	0.99
8	320 E Cedar Street	Colonial	3	1.1	18	\$541,000	\$541,000	\$565,000	104.44%	\$537,500	1.05
9	414 Turlington Court	TwnIntUn	3	2.1	144	\$579,000	\$579,000	\$570,000	98.45%	\$536,000	1.06
10	18 Filmore Avenue	Colonial	3	1.1	8	\$499,000	\$499,000	\$575,000	115.23%	\$479,600	1.20
11	27 W Harrison Place	Colonial	5	2.0	49	\$668,000	\$629,000	\$625,000	99.36%	\$464,500	1.35
12	48 Crossbrook Road	Tudor	4	3.0	19	\$624,900	\$624,900	\$638,888	102.24%	\$556,900	1.15
13	61 Irving Avenue	Colonial	4	2.1	9	\$659,000	\$659,000	\$665,000	100.91%	\$576,600	1.15
14	73 Winged Foot Drive	TwnIntUn	3	2.1	21	\$689,000	\$689,000	\$670,000	97.24%	\$658,800	1.02
15	3 Oskar Court	TwnIntUn	3	3.1	12	\$690,000	\$690,000	\$690,000	100.00%	\$632,000	1.09
16	12 Mayhew Drive	Split Level	4	2.0	5	\$649,500	\$649,500	\$695,000	107.01%	\$526,800	1.32
17	107 Walnut Street	RanchRas	4	3.0	127	\$725,000	\$725,000	\$710,000	97.93%	\$595,000	1.19
18	41 Winged Foot Drive	TwnIntUn	3	3.1	12	\$755,000	\$755,000	\$732,500	97.02%	\$688,200	1.06
19	35 Byron Place	Split Level	4	2.1	14	\$675,000	\$675,000	\$751,000	111.26%	\$526,600	1.43
20	12 Broadlawn Drive	Split Level	4	3.1	11	\$725,000	\$725,000	\$755,000	104.14%	\$606,200	1.25
21	87 W McClellan Avenue	Custom	4	3.0	90	\$789,000	\$789,000	\$760,000	96.32%	\$766,900	0.99
22	12 Carillon Circle	TwnIntUn	3	2.2	9	\$749,000	\$749,000	\$800,000	106.81%	\$654,200	1.22
23	2 Torrence Drive	Colonial	5	3.1	31	\$899,000	\$850,000	\$800,000	94.12%	\$895,400	0.89
24	10 Cedar Gate Drive	TwnEndUn	4	3.1	120	\$849,900	\$839,000	\$810,000	96.54%	\$737,200	1.10
25	85 Sycamore Avenue	Colonial	4	2.1	7	\$788,000	\$788,000	\$841,000	106.73%	\$699,000	1.20

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26	37 Franklin Avenue	Colonial	4	3.0	4	\$850,000	\$850,000	\$870,000	102.35%	\$709,900	1.23
27	21 Hillside Terrace	Custom	4	3.0	13	\$969,000	\$969,000	\$999,000	103.10%	\$808,500	1.24
28	73 Rockledge Drive	Colonial	4	2.2	18	\$999,000	\$999,000	\$999,000	100.00%	\$885,400	1.13
29	3 Hastings Lane	Split Level	5	4.0	1	\$1,150,000	\$1,150,000	\$1,075,000	93.48%	\$995,700	1.08
30	22 Amelia Avenue	Colonial	5	3.1	121	\$1,100,000	\$1,100,000	\$1,120,000	101.82%	\$576,800	1.94
31	70 Elmwood Drive	Colonial	5	3.1	9	\$1,095,000	\$1,095,000	\$1,130,000	103.20%	\$965,000	1.17
32	23 Symington Avenue	Colonial	5	4.2	131	\$1,200,000	\$1,250,000	\$1,210,000	96.80%		
33	92 Edgemere Road	Colonial	5	3.1	8	\$1,275,000	\$1,275,000	\$1,250,000	98.04%	\$1,065,900	1.17
34	61 Rockledge Drive	Colonial	4	2.1	1	\$1,275,000	\$1,275,000	\$1,275,000	100.00%	\$920,600	1.38
35	22 Harding Place	Split Level	6	3.0	17	\$1,269,000	\$1,269,000	\$1,330,000	104.81%	\$1,068,200	1.25
36	6 Chelsea Drive	Contemp	6	5.1	12	\$1,399,000	\$1,399,000	\$1,470,000	105.08%	\$1,123,100	1.31
37	12 Hearthstone Terrace	Split Level	6	5.2	156	\$1,850,000	\$1,775,000	\$1,750,000	98.59%	\$1,778,300	0.98
AVERAGE					46	\$826,276	\$819,816	\$828,956	101.63%		1.16

### *Active* Listings in Livingston

Number of Units: 67  
 Average List Price: \$1,138,698  
 Average Days on Market: 51

### *Under Contract* Listings in Livingston

Number of Units: 131  
 Average List Price: \$1,062,765  
 Average Days on Market: 42

# Livingston 2021 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	34	35	37	44	46								40
List Price	\$726,755	\$786,774	\$748,685	\$733,587	\$819,816								\$767,672
Sales Price	\$708,150	\$781,457	\$755,731	\$753,129	\$828,956								\$772,291
SP:LP%	97.97%	100.84%	101.69%	104.01%	101.63%								101.51%
SP to AV	1.07	1.16	1.18	1.18	1.16								1.16
# Units Sold	20	23	26	31	37								137
3 Mo Rate of Ab	2.05	2.39	2.48	2.49	2.06								2.29
Active Listings	68	64	66	65	67								66
Under Contracts	67	70	82	118	131								94

## Flashback! YTD 2020 vs YTD 2021

YTD	2020	2021	% Change
DOM	51	40	-21.65%
Sales Price	\$703,404	\$772,291	9.79%
LP:SP	98.92%	101.51%	2.62%
SP:AV	1.11	1.16	4.51%



YTD	2020	2021	% Change
# Units Sold	101	137	35.64%
Rate of Ab 3 Mo	5.20	2.06	-60.38%
Actives	113	67	-40.71%
Under Contracts	69	131	89.86%

## Livingston Yearly Market Trends

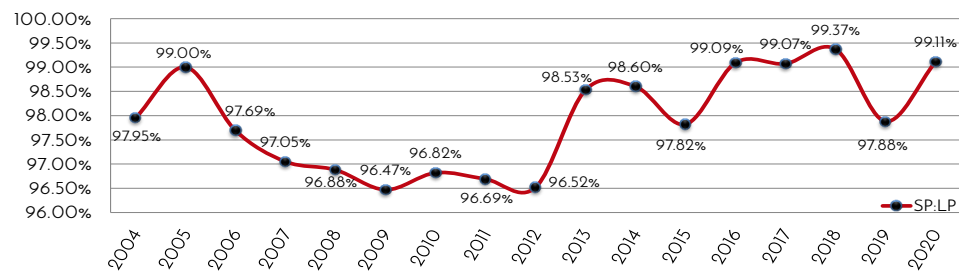
Average List Price vs. Sales Price



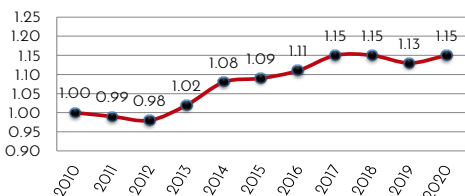
Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
LP	\$601,135	\$661,426	\$664,870	\$748,415	\$662,317	\$627,865	\$672,470	\$595,503	\$619,249	\$662,845	\$639,989	\$615,078	\$690,777	\$742,206	\$722,917	\$745,346	\$809,553
SP	\$582,177	\$650,679	\$648,695	\$720,875	\$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

## Livingston Yearly Market Trends

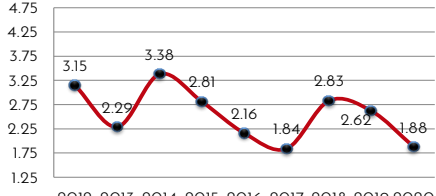
Sales Price to List Price Ratios



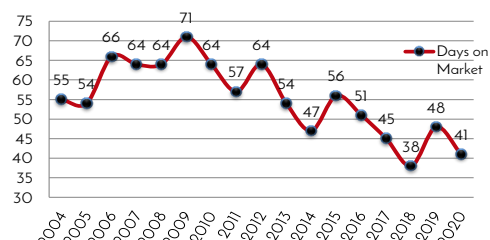
Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



Average Days on Market



Number of Units Sold

