



Livingston

April 2021 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	77 Palmer Drive	Bi-Level	3	3.0	9	\$424,900	\$424,900	\$390,000	91.79%	\$531,900	0.73
2	30 Crossbrook Road	Tudor	3	1.0	11	\$435,000	\$435,000	\$470,000	108.05%	\$450,000	1.04
3	11 N Cedar Parkway	Colonial	3	1.1	352	\$445,000	\$485,000	\$485,000	100.00%	\$386,700	1.25
4	30 Elmwood Drive	SeeRem	4	1.0	16	\$429,000	\$429,000	\$490,000	114.22%	\$390,400	1.26
5	1406 Town Center Way	OneFloor	2	2.1	229	\$465,000	\$435,000	\$510,000	117.24%	\$567,400	0.90
6	45 Hillside Terrace	CapeCod	3	1.1	16	\$475,000	\$475,000	\$515,000	108.42%	\$474,800	1.08
7	26 Herbert Terrace	Colonial	3	1.1	17	\$499,000	\$499,000	\$515,000	103.21%	\$407,500	1.26
8	431 S Livingston Avenue	Custom	4	2.0	65	\$595,000	\$524,900	\$525,000	100.02%	\$341,700	1.54
9	31 Crossbrook Road	Colonial	3	2.0	1	\$550,000	\$550,000	\$550,000	100.00%	\$514,600	1.07
10	47 Falcon Road	Ranch	2	3.0	28	\$549,000	\$575,000	\$551,000	95.83%	\$536,700	1.03
11	8 Crestview Hill Road	Colonial	3	1.1	13	\$529,900	\$529,900	\$581,000	109.64%	\$499,800	1.16
12	466 S Livingston Avenue	Colonial	4	2.1	19	\$549,000	\$549,000	\$585,000	106.56%	\$394,700	1.48
13	39 Mounthaven Drive	Colonial	3	1.1	9	\$549,000	\$549,000	\$595,000	108.38%	\$494,400	1.20
14	143 N Livingston Avenue	Colonial	4	2.0	9	\$519,000	\$519,000	\$600,000	115.61%	\$456,400	1.31
15	21 Laurel Avenue	Colonial	4	3.0	8	\$519,000	\$519,000	\$602,000	115.99%	\$498,600	1.21
16	37 Carillon Circle	TwnIntUn	3	4.0	26	\$625,000	\$625,000	\$635,000	101.60%	\$567,600	1.12
17	11 Crescent Road	Colonial	3	2.1	1	\$640,000	\$640,000	\$640,000	100.00%	\$490,500	1.30
18	64 Glendale Avenue	Bi-Level	5	2.0	13	\$599,000	\$599,000	\$650,000	108.51%	\$480,700	1.35
19	25 Amherst Place	Colonial	4	2.1	14	\$625,000	\$625,000	\$652,000	104.32%	\$501,800	1.30
20	295 E Mount Pleasant Avenue	Ranch	4	3.0	59	\$699,000	\$685,000	\$685,000	100.00%	\$606,900	1.13



Livingston

March 2021 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
21	8 Fieldstone Drive	Split Level	3	2.0	2	\$690,000	\$690,000	\$690,000	100.00%	\$475,800	1.45
22	39 Winged Foot Drive	TwnIntUn	3	4.0	1	\$725,000	\$725,000	\$725,000	100.00%	\$673,500	1.08
23	31 Wingate Drive	Split Level	4	2.1	76	\$775,000	\$799,500	\$849,000	106.19%	\$658,200	1.29
24	15 Charles Street	Colonial	4	3.1	12	\$829,000	\$829,000	\$899,000	108.44%	\$721,400	1.25
25	55 Elmwood Drive	Colonial	4	2.1	8	\$890,000	\$890,000	\$970,000	108.99%	\$816,700	1.19
26	25 Glannon Road	Colonial	5	3.1	41	\$1,088,000	\$1,088,000	\$1,125,000	103.40%		
27	183 Beaufort Avenue	Colonial	5	5.1	193	\$1,200,000	\$1,200,000	\$1,175,000	97.92%	\$999,999	1.18
28	3 Springbrook Place	Colonial	4	4.1	1	\$1,250,000	\$1,250,000	\$1,250,000	100.00%	\$984,900	1.27
29	17 Kearney Terrace	Custom	7	6.1	89	\$1,600,000	\$1,600,000	\$1,440,000	90.00%		
30	53 Burnet Hill Road	Colonial	7	7.2	12	\$1,498,000	\$1,498,000	\$1,498,000	100.00%	\$1,703,500	0.88
31	18 Nottingham Road	Custom	4	4.2	6	\$1,499,000	\$1,499,000	\$1,500,000	100.07%	\$1,575,000	0.95
AVERAGE					44	\$734,348	\$733,587	\$753,129	104.01%		1.18

Active Listings in Livingston

Number of Units: 65
Average List Price: \$1,078,012
Average Days on Market: 45

Under Contract Listings in Livingston

Number of Units: 118
Average List Price: \$1,051,075
Average Days on Market: 49

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									38
List Price	\$726,755	\$786,774	\$748,685	\$733,587									\$748,379
Sales Price	\$708,150	\$781,457	\$755,731	\$753,129									\$751,325
SP:LP%	97.97%	100.84%	101.69%	104.01%									101.47%
SP to AV	1.07	1.16	1.18	1.18									1.16
# Units Sold	20	23	26	31									100
3 Mo Rate of Ab	2.05	2.39	2.48	2.49									2.35
Active Listings	68	64	66	65									66
Under Contracts	67	70	82	118									84

Flashback! YTD 2020 vs YTD 2021

YTD	2020	2021	% Change
DOM	51	38	-24.90%
Sales Price	\$693,130	\$751,325	8.40%
LP:SP	98.95%	101.47%	2.55%
SP:AV	1.12	1.16	3.28%



YTD	2020	2021	% Change
# Units Sold	82	100	21.95%
Rate of Ab 3 Mo	4.93	2.49	-49.49%
Actives	100	65	-35.00%
Under Contracts	51	118	131.37%

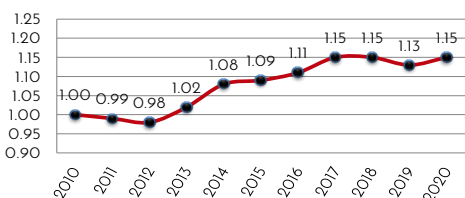
Livingston Yearly Market Trends

Average List Price vs. Sales Price

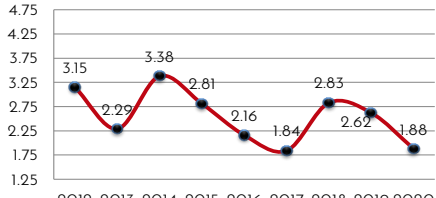


Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
LP	\$601,135	\$661,426	\$664,870	\$748,415	\$662,317	\$627,865	\$672,470	\$595,503	\$619,249	\$662,845	\$639,989	\$615,078	\$690,777	\$742,206	\$722,917	\$745,346	\$809,553
SP	\$582,177	\$650,679	\$648,695	\$720,875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

Sales Price to Assessed Value Ratio

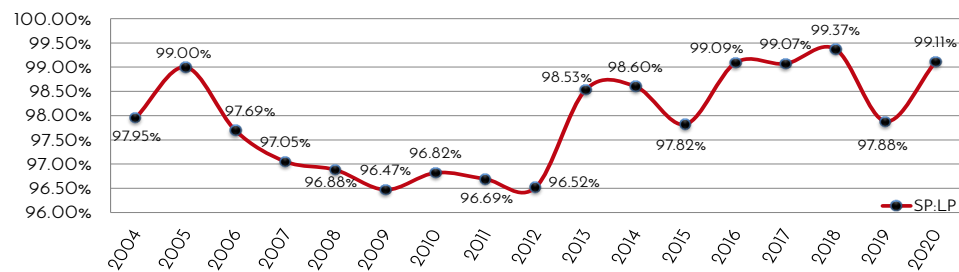


12 Month Rate of Absorption

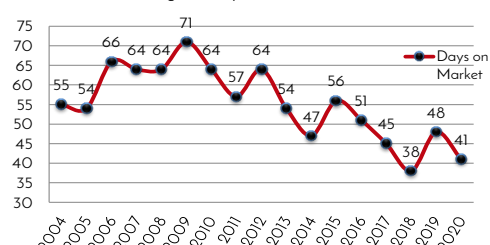


Livingston Yearly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

