



KELLERWILLIAMS.

# Livingston

## February 2022 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Assessment	SP:AV
1	25 Hillside Avenue	CapeCod	3	1.0	44	\$475,000	\$475,000	\$440,000	92.63%	\$402,700	1.09
2	73 W Northfield Road	Colonial	4	2.0	17	\$499,000	\$499,000	\$503,000	100.80%	\$419,900	1.20
3	25 Manor Road	CapeCod	3	1.0	0	\$520,000	\$520,000	\$520,000	100.00%	\$407,700	1.28
4	209 East Northfield Road	CapeCod	4	3.0	97	\$649,900	\$599,900	\$610,000	101.68%	\$442,000	1.38
5	197 W Northfield Road	Colonial	4	2.1	48	\$699,000	\$699,000	\$680,000	97.28%	\$614,800	1.11
6	13 Midway Drive	Colonial	3	2.0	10	\$675,000	\$675,000	\$695,000	102.96%	\$498,900	1.39
7	48 Baker Road	Colonial	3	3.1	12	\$765,000	\$765,000	\$820,000	107.19%	\$624,100	1.31
8	21 Dogwood Terrace	Custom	5	3.1	14	\$999,000	\$999,000	\$980,000	98.10%		
9	142 Beaufort Avenue	Colonial	5	3.1	8	\$969,000	\$969,000	\$999,999	103.20%	\$655,200	1.53
10	6 Wynnewood Road	Colonial	5	3.2	66	\$1,100,000	\$1,129,000	\$1,100,000	97.43%	\$636,900	1.73
11	94 N Hillside Avenue	Custom	4	5.1	12	\$1,199,000	\$1,199,000	\$1,110,000	92.58%	\$877,400	1.27
12	20 Elmwood Drive	Colonial	5	3.0	194	\$1,200,000	\$1,180,000	\$1,165,000	98.73%	\$867,500	1.34
13	2 Harding Place	Colonial	7	5.1	56	\$1,300,000	\$1,300,000	\$1,300,000	100.00%		
14	13 Fernwood Road	Custom	7	5.1	276	\$1,395,000	\$1,395,000	\$1,370,000	98.21%		
15	94 W Mc Clellan Avenue	Colonial	5	5.1	123	\$1,699,000	\$1,699,000	\$1,650,000	97.12%		
16	84 Shrewsbury Drive	Colonial	6	5.2	46	\$1,980,000	\$1,980,000	\$1,900,000	95.96%	\$2,055,400	0.92
17	80 Force Hill Road	Colonial	5	4.1	0	\$2,389,000	\$2,389,000	\$2,000,000	83.72%		
18	15 Cliffside Drive	Colonial	6	5.1	107	\$1,999,999	\$1,999,999	\$2,108,888	105.44%		
19	9 Brown Court	Colonial	7	6.1	63	\$2,500,000	\$2,500,000	\$2,300,000	92.00%		
20	389 E Mount Pleasant Avenue	Custom	5	7.3	378	\$6,888,000	\$6,888,000	\$6,500,000	94.37%	\$3,471,400	1.87
AVERAGE					79	\$1,495,045	\$1,492,995	\$1,437,594	97.97%		1.34

### *"Active"* Listings in Livingston

Number of Units: 40  
Average List Price: \$1,088,962  
Average Days on Market: 41

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

Number of Units: 73  
Average List Price: \$1,071,608  
Average Days on Market: 42

# Livingston 2022 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	22	79											49
List Price	\$839,223	\$1,492,995											\$1,150,543
Sales Price	\$851,773	\$1,437,594											\$1,130,735
SP:LP%	101.95%	97.97%											100.05%
SP to AV	1.19	1.34											1.25
# Units Sold	22	20											42
3 Mo Rate of Ab	0.85	1.17											1.01
Active Listings	35	40											38
Under Contracts	64	73											69

## Flashback! YTD 2021 vs YTD 2022

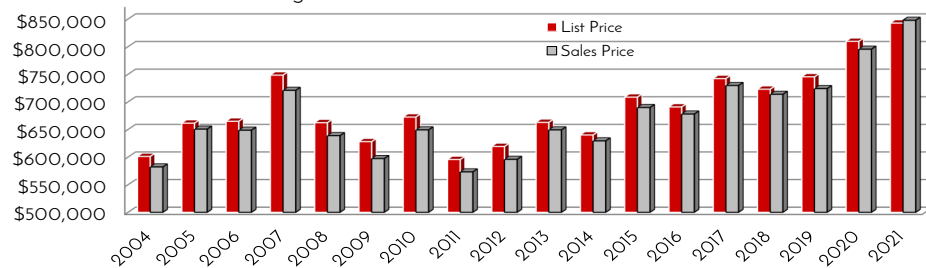
YTD	2021	2022	% Change
DOM	35	49	41.56%
Sales Price	\$747,360	\$1,130,735	51.30%
LP:SP	99.51%	100.05%	0.55%
SP:AV	1.12	1.25	11.70%



YTD	2021	2022	% Change
# Units Sold	43	42	-2.33%
Rate of Ab 3 Mo	2.39	1.17	-51.05%
Actives	64	40	-37.50%
Under Contracts	70	73	4.29%

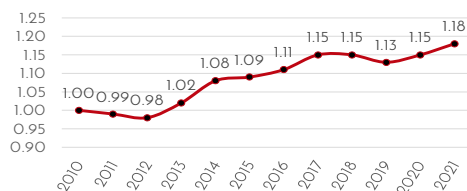
## Livingston Yearly Market Trends

Average List Price vs. Sales Price



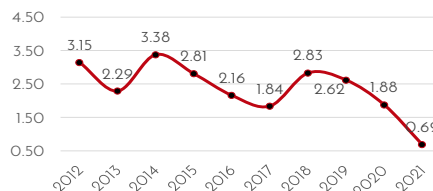
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
LP	\$601,135	\$661,426	\$664,870	\$748,415	\$662,317	\$627,865	\$672,470	\$595,503	\$619,249	\$662,845	\$639,989	\$615,078	\$690,777	\$742,906	\$722,917	\$745,346	\$809,553	\$842,690
SP	\$582,177	\$650,679	\$648,695	\$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

Sales Price to Assessed Value Ratio



2009 Tax Re-Evaluation

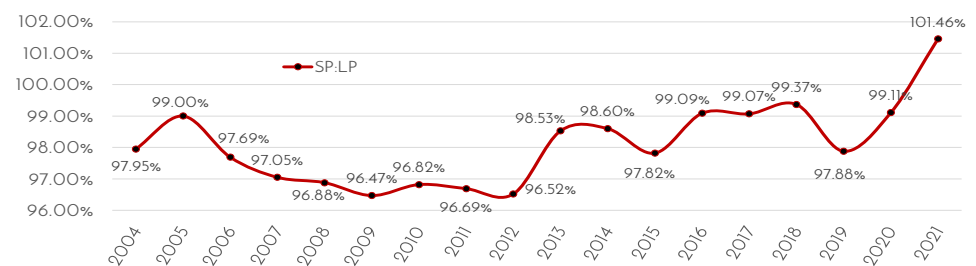
12 Month Rate of Absorption



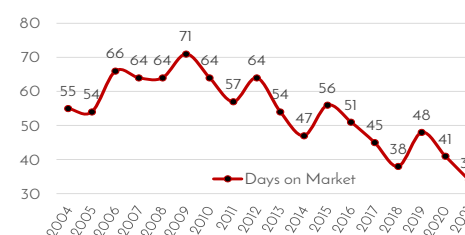
Data only available until 2012

## Livingston Yearly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

