

# Livingston

## July 2022 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Assessment	SP:AV
1	41 Ashwood Drive	Ranch	3	2.0	30	\$486,000	\$486,000	\$486,000	100.00%	\$461,000	1.05
2	113 Fellswood Drive	Ranch	3	1.0	1	\$525,000	\$525,000	\$525,000	100.00%	\$448,100	1.17
3	68 E Cedar Street	Colonial	3	1.1	13	\$524,900	\$524,900	\$528,000	100.59%	\$439,000	1.20
4	12 Carlisle Drive	CapeCod	4	2.0	7	\$525,000	\$525,000	\$535,000	101.90%	\$444,900	1.20
5	137 N Livingston Avenue	Colonial	3	2.1	13	\$499,800	\$499,800	\$560,000	112.04%	\$460,600	1.22
6	32 E Cedar Street	Split Level	4	1.1	8	\$525,000	\$525,000	\$560,000	106.67%	\$431,500	1.30
7	16 Hawthorne Drive	Ranch	3	2.0	12	\$539,000	\$539,000	\$581,000	107.79%	\$453,600	1.28
8	3403 Pointe Gate Drive	HighRise	2	2.1	83	\$620,000	\$620,000	\$582,000	93.87%	\$526,900	1.10
9	210 Edmonton Court	TwnIntUn	3	2.1	9	\$630,000	\$630,000	\$600,000	95.24%	\$536,000	1.12
10	156 Sycamore Avenue	CapeCod	3	2.0	36	\$659,000	\$599,000	\$601,000	100.33%	\$505,200	1.19
11	59 W Lawn Road	Ranch	3	1.1	12	\$550,000	\$550,000	\$610,000	110.91%	\$510,700	1.19
12	5 Sterling Drive	Colonial	4	1.1	32	\$625,888	\$625,888	\$626,000	100.02%	\$472,800	1.32
13	179 W Mount Pleasant Avenue	Split Level	3	3.0	46	\$699,000	\$649,000	\$630,000	97.07%	\$579,700	1.09
14	2 Arbor Court	Contemp	3	2.1	52	\$699,000	\$668,000	\$650,000	97.31%	\$618,900	1.05
15	31 Virginia Avenue	Colonial	5	2.1	13	\$625,000	\$625,000	\$679,000	108.64%	\$470,100	1.44
16	39 S Mitchell Avenue	Colonial	3	2.1	51	\$819,000	\$819,000	\$770,000	94.02%	\$628,600	1.22
17	31 Braeburn Court	TwnIntUn	3	3.1	34	\$775,000	\$775,000	\$775,000	100.00%	\$570,000	1.36
18	98 N Ashby Avenue	Bi-Level	4	2.1	1	\$800,000	\$800,000	\$800,000	100.00%	\$521,200	1.53
19	23 Crescent Road	Colonial	4	2.1	15	\$750,000	\$750,000	\$808,000	107.73%	\$546,500	1.48
20	197 N Livingston Avenue	Colonial	4	2.1	12	\$750,000	\$750,000	\$820,000	109.33%	\$589,100	1.39
21	91 Falcon Road	Colonial	4	1.1	8	\$719,000	\$719,000	\$839,000	116.69%	\$503,700	1.67
22	18 Cedar Gate Drive	TwnEndUn	4	3.1	52	\$879,000	\$879,000	\$839,900	95.55%	\$739,800	1.14
23	4 Millstone Drive	Split Level	4	2.1	9	\$924,900	\$924,900	\$975,000	105.42%	\$626,600	1.56
24	20 Broadlawn Drive	Split Level	4	2.1	13	\$999,000	\$999,000	\$999,000	100.00%	\$583,400	1.71
25	47 Springbrook Road	Split Level	4	2.1	31	\$1,049,999	\$999,000	\$999,000	100.00%	\$630,200	1.59

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26	64 Edgemere Road	Colonial	4	2.1	8	\$975,000	\$975,000	\$999,999	102.56%	\$699,800	1.43
27	34 Intervale Road	Split Level	4	3.1	1	\$949,000	\$949,000	\$1,100,000	115.91%	\$654,700	1.68
28	40 Heron Road	Bi-Level	4	4.0	14	\$1,050,000	\$1,050,000	\$1,103,000	105.05%	\$746,500	1.48
29	16 W McClellan Avenue	Colonial	4	3.1	8	\$1,100,000	\$1,100,000	\$1,205,000	109.55%		
30	14 Scotland Drive	Colonial	4	2.1	10	\$1,150,000	\$1,150,000	\$1,310,000	113.91%	\$667,300	1.96
31	37 Burnet Street	Colonial	5	5.1	9	\$1,350,000	\$1,350,000	\$1,350,000	100.00%		
32	3 Scott Terrace	Colonial	5	5.1	1	\$1,400,000	\$1,400,000	\$1,400,000	100.00%		
33	4 Bushkill Drive	Custom	5	7.3	154	\$1,499,000	\$1,499,000	\$1,405,000	93.73%	\$1,835,800	0.77
34	8 Millstone Drive	Custom	5	5.1	1	\$1,480,000	\$1,480,000	\$1,480,000	100.00%	\$1,165,400	1.27
35	56 Collinwood Avenue	Colonial	5	4.1	14	\$1,450,000	\$1,450,000	\$1,563,000	107.79%		
36	7 Relkin	Custom	7	5.1	19	\$1,500,000	\$1,500,000	\$1,630,000	108.67%		
37	6 Split Rock Road	Colonial	5	3.1	35	\$1,595,000	\$1,595,000	\$1,630,000	102.19%	\$1,066,800	1.53
38	23 Harding Place	Contemp	5	4.1	7	\$1,475,000	\$1,475,000	\$1,665,000	112.88%	\$1,178,400	1.41
39	15 Driftwood Drive	Colonial	5	4.1	1	\$1,523,000	\$1,523,000	\$1,680,000	110.31%	\$1,020,600	1.65
40	15 Canoe Brook Drive	Colonial	5	3.1	1	\$1,675,000	\$1,675,000	\$1,850,000	110.45%	\$1,201,500	1.54
AVERAGE					22	\$934,237	\$929,437	\$968,722	103.85%		1.35

### *"Active"* Listings in Livingston

Number of Units: 73  
Average List Price: \$1,302,932  
Average Days on Market: 51

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

Number of Units: 83  
Average List Price: \$1,069,629  
Average Days on Market: 38

# 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	15	25	24	20	22						27
List Price	\$839,223	\$1,492,995	\$937,960	\$830,824	\$897,850	\$1,024,668	\$929,437						\$976,950
Sales Price	\$851,773	\$1,437,594	\$968,658	\$853,431	\$959,114	\$1,077,090	\$968,722						\$1,006,912
SP:LP%	101.95%	97.97%	104.30%	103.91%	107.32%	105.09%	103.85%						104.17%
SP to AV	1.19	1.34	1.31	1.29	1.34	1.32	1.35						1.30
# Units Sold	22	20	38	29	44	40	40						233
3 Mo Rate of Ab	0.85	1.17	1.86	1.72	1.59	2.22	1.72						1.59
Active Listings	35	40	40	50	65	84	73						55
Under Contracts	64	73	74	82	80	82	83						77

## Flashback! YTD 2021 vs YTD 2022

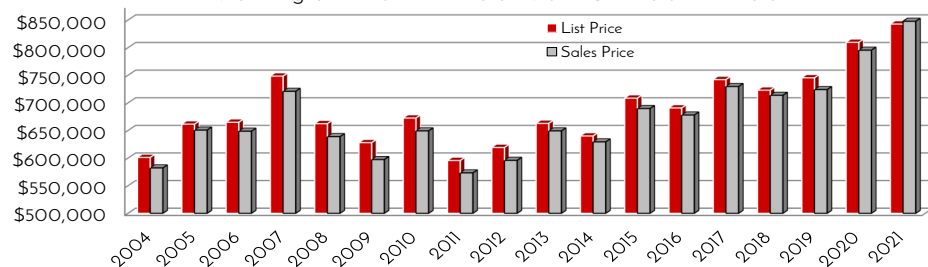
YTD	2021	2022	% Change
DOM	36	26	-28.11%
Sales Price	\$811,439	\$1,000,356	23.28%
LP:SP	102.01%	104.11%	2.06%
SP:AV	1.18	1.31	11.71%



YTD	2021	2022	% Change
# Units Sold	251	233	-7.17%
Rate of Ab 3 Mo	1.72	1.72	0.00%
Actives	83	73	-12.05%
Under Contracts	109	83	-23.85%

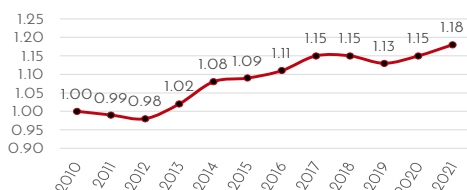
## Livingston Yearly Market Trends

Average List Price vs. Sales Price



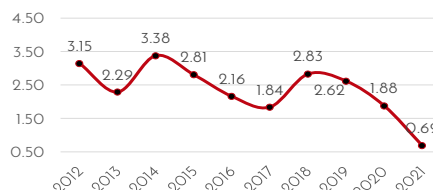
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
LP	\$601,135	\$661,426	\$664,870	\$748,415	\$662,317	\$627,865	\$672,470	\$595,503	\$619,249	\$662,845	\$639,989	\$615,078	\$690,777	\$742,206	\$722,917	\$745,346	\$809,553	\$842,690
SP	\$582,177	\$650,679	\$648,695	\$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

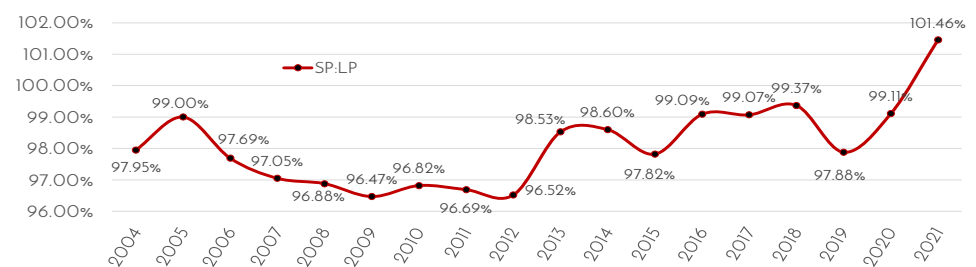
12 Month Rate of Absorption



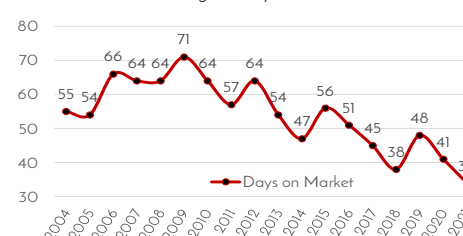
Data only available until 2012

## Livingston Yearly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

