

Livingston

June 2022 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Assessment	SP:AV
1	5110 Pointe Gate Drive	OneFloor	2	2.0	37	\$395,000	\$395,000	\$395,000	100.00%	\$371,800	1.06
2	5410 Pointe Gate Drive	OneFloor	2	2.0	74	\$425,000	\$399,900	\$407,500	101.90%	\$371,800	1.10
3	18 Lee Road	CapeCod	2	2.0	16	\$499,000	\$499,000	\$507,000	101.60%	\$518,200	0.98
4	120 Fellswood Drive	Ranch	3	1.0	1	\$535,000	\$535,000	\$535,000	100.00%	\$460,900	1.16
5	40 Washington Court	Colonial	3	1.1	61	\$575,000	\$575,000	\$565,000	98.26%	\$447,700	1.26
6	2 Avon Avenue	Split Level	3	1.0	13	\$540,000	\$540,000	\$585,000	108.33%	\$456,500	1.28
7	28 Washington Court	Split Level	3	1.1	16	\$600,000	\$600,000	\$640,000	106.67%	\$486,800	1.31
8	307 Edmonton Court	TwnIntUn	3	2.1	12	\$585,000	\$585,000	\$648,000	110.77%	\$536,000	1.21
9	14 Beverly Road	Bi-Level	3	2.1	19	\$579,000	\$579,000	\$650,000	112.26%	\$510,400	1.27
10	2 Carillon Circle	TwnEndUn	3	3.2	93	\$749,900	\$719,900	\$690,000	95.85%	\$710,700	0.97
11	67 Hazel Avenue	Colonial	4	2.0	0	\$725,000	\$725,000	\$725,000	100.00%	\$499,100	1.45
12	53 E Cedar Street	Colonial	4	2.0	12	\$750,000	\$750,000	\$740,000	98.67%	\$470,100	1.57
13	12 Plymouth Drive	Split Level	4	2.1	11	\$739,000	\$739,000	\$775,000	104.87%	\$487,900	1.59
14	2 Squier Court	Colonial	4	2.1	9	\$789,000	\$789,000	\$795,000	100.76%	\$677,100	1.17
15	27 Cedar Gate Drive	TwnEndUn	4	3.1	70	\$899,000	\$869,900	\$810,000	93.11%	\$774,600	1.05
16	10 Highland Drive	Split Level	3	2.1	9	\$775,000	\$775,000	\$860,000	110.97%	\$583,100	1.47
17	47 Shadowlawn Drive	Split Level	4	3.0	14	\$775,000	\$775,000	\$863,000	111.35%	\$585,800	1.47
18	18 Cherry Hill Road	Split Level	4	3.1	1	\$888,000	\$888,000	\$910,500	102.53%	\$783,100	1.16
19	18 Tremont Terrace	Split Level	4	2.1	8	\$825,000	\$825,000	\$925,000	112.12%	\$690,100	1.34
20	11 Highland Drive	Split Level	4	3.0	7	\$899,000	\$899,000	\$930,000	103.45%	\$612,500	1.52
21	12 Tamarack Drive	Colonial	4	2.1	11	\$998,000	\$998,000	\$989,000	99.10%	\$879,900	1.12
22	190 W Hobart Gap Road	Split Level	4	3.0	9	\$899,000	\$899,000	\$998,500	111.07%	\$679,200	1.47
23	143 W Northfield Road	Colonial	5	3.1	8	\$949,000	\$949,000	\$999,000	105.27%	\$674,500	1.48
24	22 Cherry Hill Road	Colonial	4	2.2	7	\$849,000	\$849,000	\$1,010,000	118.96%	\$760,600	1.33
25	43 N Baums Court	Split Level	6	3.1	1	\$1,200,000	\$1,200,000	\$1,200,000	100.00%	\$831,300	1.44

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26	8 Byron Place	Colonial	5	3.1	15	\$1,150,000	\$1,150,000	\$1,205,000	104.78%		
27	33 W Cedar Street	Colonial	5	3.2	1	\$1,250,000	\$1,250,000	\$1,250,000	100.00%		
28	47 Hickory Place	Colonial	5	4.1	15	\$1,275,000	\$1,275,000	\$1,310,000	102.75%	\$1,097,400	1.19
29	30 Crossbrook Road	Colonial	5	3.1	0	\$1,300,000	\$1,300,000	\$1,325,000	101.92%		
30	48 Stonewall Drive	Colonial	5	3.1	16	\$1,200,000	\$1,200,000	\$1,350,000	112.50%	\$906,000	1.49
31	5 Hemlock Road	Custom	5	4.1	10	\$1,250,000	\$1,250,000	\$1,350,088	108.01%	\$1,046,900	1.29
32	36 Virginia Avenue	Colonial	5	5.1	79	\$1,375,000	\$1,375,000	\$1,400,000	101.82%		
33	5 N Baums Court	Colonial	5	4.1	29	\$1,240,000	\$1,240,000	\$1,420,000	114.52%	\$940,200	1.51
34	30 Crestview Hill Road	Colonial	6	4.1	14	\$1,450,000	\$1,450,000	\$1,461,000	100.76%		
35	4 Macopin Drive	Colonial	5	3.2	48	\$1,395,000	\$1,395,000	\$1,500,000	107.53%	\$1,100,900	1.36
36	14 Shadowlawn Drive	Custom	4	3.2	8	\$1,350,000	\$1,350,000	\$1,600,000	118.52%	\$865,900	1.85
37	10 Hastings Lane	Colonial	5	3.2	13	\$1,595,000	\$1,595,000	\$1,740,000	109.09%	\$1,167,400	1.49
38	10 Browning Drive	Custom	6	5.1	9	\$1,650,000	\$1,650,000	\$1,870,000	113.33%	\$1,183,300	1.58
39	5 Brayton Road	Custom	5	4.1	1	\$2,150,000	\$2,150,000	\$2,150,000	100.00%	\$1,882,800	1.14
40	72 Force Hill Road	Colonial	6	6.1	15	\$2,999,000	\$2,999,000	\$3,000,000	100.03%	\$2,589,900	1.16
AVERAGE					20	\$1,026,773	\$1,024,668	\$1,077,090	105.09%		1.32

"Active" Listings in Livingston

Number of Units: 84
Average List Price: \$1,158,496
Average Days on Market: 41

"Under Contract" Listings in Livingston

Number of Units: 82
Average List Price: \$1,068,540
Average Days on Market: 35

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							27
List Price	\$839,223	\$1,492,995	\$937,960	\$830,824	\$897,850	\$1,024,668							\$976,950
Sales Price	\$851,773	\$1,437,594	\$968,658	\$853,431	\$959,114	\$1,077,090							\$1,006,912
SP:LP%	101.95%	97.97%	104.30%	103.91%	107.32%	105.09%							104.17%
SP to AV	1.19	1.34	1.31	1.29	1.34	1.32							1.30
# Units Sold	22	20	38	29	44	40							193
3 Mo Rate of Ab	0.85	1.17	1.86	1.72	1.59	2.22							1.57
Active Listings	35	40	40	50	65	84							52
Under Contracts	64	73	74	82	80	82							76

Flashback! YTD 2021 vs YTD 2022

YTD	2021	2022	% Change
DOM	40	27	-33.36%
Sales Price	\$797,476	\$1,006,912	26.26%
LP:SP	101.80%	104.17%	2.33%
SP:AV	1.17	1.30	11.97%



YTD	2021	2022	% Change
# Units Sold	195	193	-1.03%
Rate of Ab 3 Mo	1.97	2.22	12.69%
Actives	76	84	10.53%
Under Contracts	120	82	-31.67%

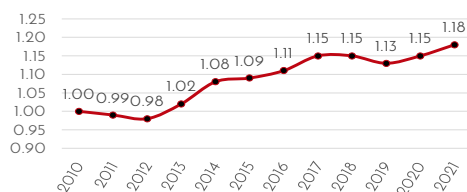
Livingston Yearly Market Trends

Average List Price vs. Sales Price



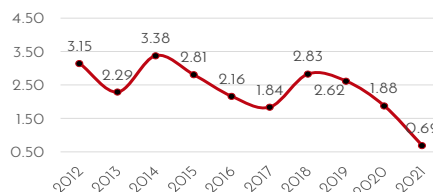
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
LP	\$601,135	\$661,426	\$664,870	\$748,415	\$662,317	\$627,865	\$672,470	\$595,503	\$619,249	\$662,845	\$639,989	\$615,078	\$690,777	\$742,206	\$722,917	\$745,346	\$809,553	\$842,690
SP	\$582,177	\$650,679	\$648,695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

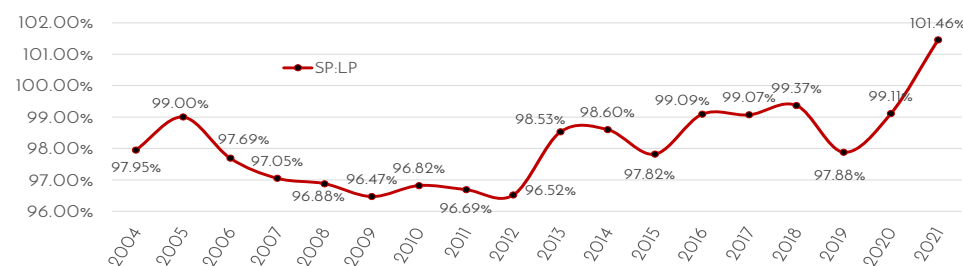
12 Month Rate of Absorption



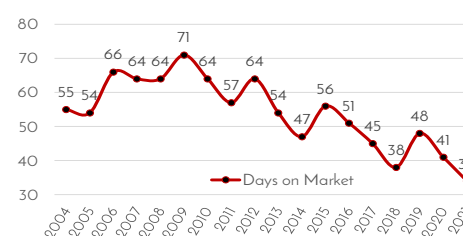
Data only available until 2012

Livingston Yearly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

