



KELLER WILLIAMS.

Livingston

January 2022 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Assessment	SP:AV
1	42 N Ashby Avenue	CapeCod	3	2.0	52	\$449,000	\$475,000	\$475,000	100.00%	\$414,100	1.15
2	106 Fellswood Drive	Ranch	3	2.0	0	\$550,000	\$550,000	\$530,000	96.36%	\$468,800	1.13
3	39 Tower Road	Ranch	3	2.0	36	\$550,000	\$550,000	\$562,000	102.18%	\$519,300	1.08
4	47 W Lawn Road	Colonial	3	1.1	53	\$639,000	\$599,000	\$565,000	94.32%	\$507,400	1.11
5	56 Glendale Avenue	Bi-Level	4	1.1	41	\$599,000	\$599,000	\$590,000	98.50%	\$483,700	1.22
6	56 Passaic Avenue	Colonial	4	2.0	34	\$599,900	\$599,900	\$590,000	98.35%	\$449,300	1.31
7	6 Spier Drive	Ranch	4	2.0	19	\$549,000	\$549,000	\$601,000	109.47%	\$470,500	1.28
8	93 Irving Avenue	Ranch	3	2.0	17	\$600,000	\$600,000	\$650,000	108.33%	\$530,200	1.23
9	15 Forest Street	Colonial	3	2.0	20	\$629,000	\$629,000	\$650,000	103.34%	\$512,000	1.27
10	48 Congressional Parkway	Ranch	3	2.1	19	\$640,000	\$640,000	\$654,000	102.19%	\$617,300	1.06
11	6 Cottage Terrace	SplitLev	3	1.1	4	\$550,000	\$550,000	\$675,000	122.73%	\$479,900	1.41
12	11 Willow Lane	TwnIntUn	3	3.1	23	\$725,000	\$725,000	\$700,000	96.55%	\$723,100	0.97
13	30 Pebble Beach Drive	TwnIntUn	3	3.1	14	\$718,000	\$718,000	\$728,000	101.39%	\$625,000	1.16
14	2 Tudor Terrace	Bi-Level	4	2.1	10	\$745,000	\$745,000	\$775,000	104.03%	\$643,800	1.20
15	45 Heron Road	SplitLev	3	2.1	15	\$810,000	\$810,000	\$780,000	96.30%	\$600,700	1.30
16	74 Sykes Avenue	SplitLev	4	3.1	11	\$750,000	\$750,000	\$782,000	104.27%	\$587,100	1.33
17	35 N Hillside Avenue	Colonial	4	3.1	30	\$999,000	\$949,000	\$961,000	101.26%	\$840,300	1.14
18	19 Post Lane	Contemp	7	5.1	12	\$1,299,999	\$1,299,999	\$1,331,000	102.38%	\$1,180,800	1.13
19	49 Hillside Avenue	Colonial	6	5.1	25	\$1,335,000	\$1,335,000	\$1,340,000	100.37%		
20	13 Preston Drive	Colonial	7	5.1	13	\$1,350,000	\$1,350,000	\$1,350,000	100.00%		
21	159 Walnut Street	Colonial	6	5.1	28	\$1,450,000	\$1,450,000	\$1,450,000	100.00%		
22	87 Force Hill Road	Colonial	6	4.1	9	\$1,990,000	\$1,990,000	\$2,000,000	100.50%		
AVERAGE					22	\$842,132	\$839,223	\$851,773	101.95%		1.19

"Active" Listings in Livingston

Number of Units: 30
Average List Price: \$1,089,800
Average Days on Market: 80

"Under Contract" Listings in Livingston

Number of Units: 64
Average List Price: \$1,245,503
Average Days on Market: 47

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												22
List Price	\$839,223												\$839,223
Sales Price	\$851,773												\$851,773
SP:LP%	101.95%												101.95%
SP to AV	1.19												1.19
# Units Sold	22												22
3 Mo Rate of Ab	0.85												0.85
Active Listings	35												35
Under Contracts	64												64

Flashback! YTD 2021 vs YTD 2022

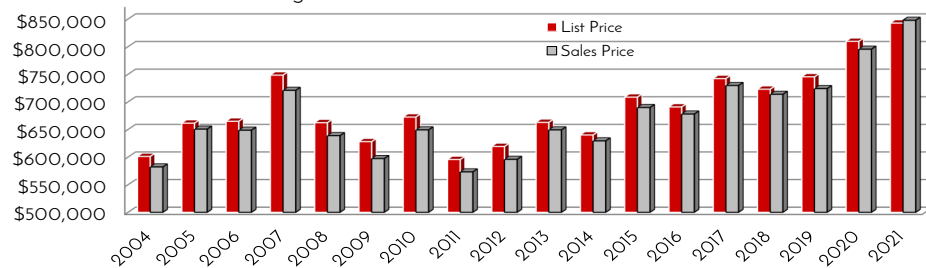
YTD	2021	2022	% Change
DOM	34	22	-34.78%
Sales Price	\$708,150	\$851,773	20.28%
LP:SP	97.97%	101.95%	4.06%
SP:AV	1.07	1.19	11.32%



YTD	2021	2022	% Change
# Units Sold	20	22	10.00%
Rate of Ab 3 Mo	2.05	0.85	-58.54%
Actives	68	35	-48.53%
Under Contracts	67	64	-4.48%

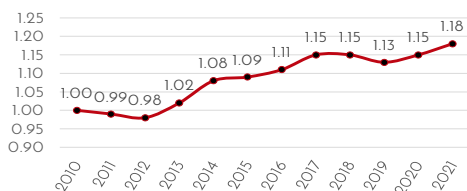
Livingston Yearly Market Trends

Average List Price vs. Sales Price



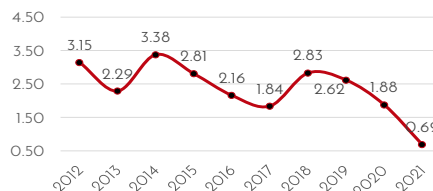
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
LP	\$601,135	\$661,426	\$664,870	\$748,415	\$662,317	\$627,865	\$672,470	\$595,503	\$619,249	\$662,845	\$639,989	\$615,078	\$690,777	\$742,206	\$722,917	\$745,346	\$809,553	\$842,690
SP	\$582,177	\$650,679	\$648,695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

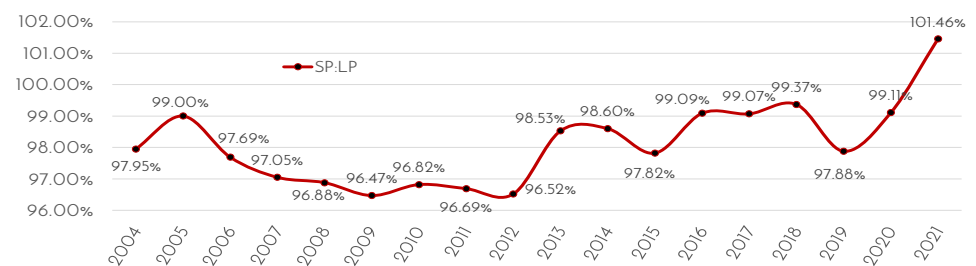
12 Month Rate of Absorption



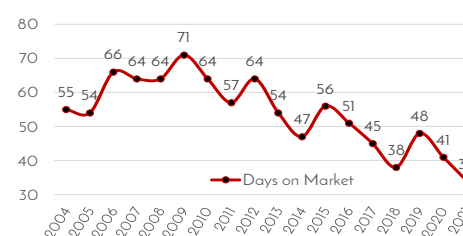
Data only available until 2012

Livingston Yearly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

