



KELLERWILLIAMS.

Livingston

November 2022 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Assessment	SP:AV
1	65 N Livingston Avenue	Colonial	3	1.0	37	\$499,900	\$474,900	\$450,000	94.76%	\$403,700	1.11
2	101 Sycamore Avenue	CapeCod	4	2.0	78	\$525,000	\$499,000	\$500,000	100.20%	\$439,300	1.14
3	20 Lexington Drive	Colonial	3	1.1	35	\$600,000	\$559,900	\$540,000	96.45%	\$457,500	1.18
4	10 Montgomery Road	CapeCod	3	1.1	12	\$535,000	\$535,000	\$545,000	101.87%	\$482,600	1.13
5	53 N Livingston Avenue	Colonial	3	2.0	7	\$525,000	\$525,000	\$557,000	106.10%	\$380,100	1.47
6	44 Brookside Avenue	Colonial	4	2.0	139	\$660,000	\$599,000	\$580,000	96.83%	\$505,500	1.15
7	6 Twin Oak Road	Colonial	4	2.0	8	\$659,000	\$659,000	\$660,000	100.15%	\$465,900	1.42
8	16 Ashwood Drive	Split Level	3	2.1	15	\$675,000	\$675,000	\$660,000	97.78%	\$499,400	1.32
9	10 Mounthaven Drive	Colonial	3	2.1	13	\$620,000	\$620,000	\$670,000	108.06%	\$496,400	1.35
10	8 Cliffside Drive	Ranch	3	1.1	25	\$699,000	\$699,000	\$710,000	101.57%	\$638,900	1.11
11	28 Pine Valley Road	TwnIntUn	3	2.1	1	\$732,000	\$732,000	\$732,000	100.00%	\$627,300	1.17
12	30 Haralson Court	TwnIntUn	4	3.1	43	\$749,990	\$749,990	\$745,990	99.47%		
13	12 Ambrosia Court	TwnIntUn	4	3.1	27	\$738,230	\$738,230	\$771,765	104.54%		
14	99 Martin Road	Bi-Level	5	3.0	16	\$819,000	\$799,999	\$780,000	97.50%	\$600,400	1.30
15	14 Locust Place	Ranch	4	2.0	5	\$782,000	\$782,000	\$782,000	100.00%	\$669,100	1.17
16	24 Sherbrooke Parkway	Colonial	4	3.1	22	\$875,000	\$875,000	\$850,000	97.14%	\$674,200	1.26
17	43 Wychwood Road	Bi-Level	4	2.1	20	\$879,000	\$879,000	\$880,000	100.11%	\$696,600	1.26
18	17 Coddington Terrace	Split Level	5	3.1	24	\$899,000	\$899,000	\$899,000	100.00%	\$786,400	1.14
19	407 S Livingston Avenue	Bi-Level	4	3.0	8	\$875,000	\$875,000	\$900,000	102.86%	\$476,100	1.89
20	22 Carillon Circle	TwnEndUn	3	2.2	14	\$905,000	\$905,000	\$950,000	104.97%	\$714,500	1.33
21	1 Troy Drive	Colonial	4	3.1	1	\$999,000	\$999,000	\$980,000	98.10%	\$753,200	1.30
22	13 Fieldstone Drive	Split Level	5	3.0	27	\$989,000	\$989,000	\$999,000	101.01%	\$722,500	1.38
23	59 Shrewsbury Drive	Colonial	5	3.1	1	\$1,215,000	\$1,215,000	\$1,215,000	100.00%	\$934,900	1.30
24	11 Consul Road	Colonial	4	3.1	33	\$1,250,000	\$1,250,000	\$1,244,000	99.52%	\$780,000	1.59
25	26 Stonewall Drive	Colonial	4	3.1	1	\$1,370,000	\$1,370,000	\$1,370,000	100.00%	\$1,064,300	1.29



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26	6 Consul Road	Ranch	4	4.1	1	\$1,400,000	\$1,400,000	\$1,400,000	100.00%		
27	9 Norman Court	Colonial	4	3.1	13	\$1,415,000	\$1,415,000	\$1,415,000	100.00%	\$1,020,600	1.39
28	211 Walnut Street	Colonial	6	5.1	68	\$1,959,900	\$1,798,000	\$1,700,000	94.55%		
29	31 North Drive	Custom	6	5.1	16	\$1,750,000	\$1,750,000	\$1,750,000	100.00%		
30	3 Creighton Drive	Colonial	5	4.1	69	\$1,795,000	\$1,795,000	\$1,776,000	98.94%	\$1,347,700	1.32
31	19 Camelot Drive	Colonial	5	3.1	1	\$1,800,000	\$1,800,000	\$1,779,000	98.83%	\$1,259,600	1.41
32	29 North Drive	Custom	6	5.1	34	\$1,799,000	\$1,799,000	\$1,799,000	100.00%		
33	5 Sunshine Lane	Colonial	5	5.1	1	\$2,000,000	\$2,000,000	\$2,100,000	105.00%	\$1,421,400	1.48
AVERAGE					25	\$1,030,122	\$1,020,031	\$1,020,902	100.19%		1.31

"Active" Listings in Livingston

Number of Units: 57
Average List Price: \$1,342,180
Average Days on Market: 74

"Under Contract" Listings in Livingston

Number of Units: 54
Average List Price: \$1,212,285
Average Days on Market: 48

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	24	36	43	25		28
List Price	\$839,223	\$1,492,995	\$937,960	\$830,824	\$897,850	\$1,024,668	\$929,437	\$936,970	\$989,096	\$895,724	\$1,020,031		\$965,461
Sales Price	\$851,773	\$1,437,594	\$968,658	\$853,431	\$959,114	\$1,077,090	\$968,722	\$955,272	\$1,007,351	\$900,157	\$1,020,902		\$989,259
SP:LP%	101.95%	97.97%	104.30%	103.91%	107.32%	105.09%	103.85%	102.74%	101.92%	100.56%	100.19%		103.11%
SP to AV	1.19	1.34	1.31	1.29	1.34	1.32	1.35	1.29	1.32	1.24	1.31		1.30
# Units Sold	22	20	38	29	44	40	40	51	38	29	33		384
3 Mo Rate of Ab	0.85	1.17	1.86	1.72	1.59	2.22	1.72	1.56	1.59	1.74	1.79		1.62
Active Listings	35	40	40	50	65	84	73	66	70	67	57		59
Under Contracts	64	73	74	82	80	82	83	69	61	59	54		71

Flashback! YTD 2021 vs YTD 2022

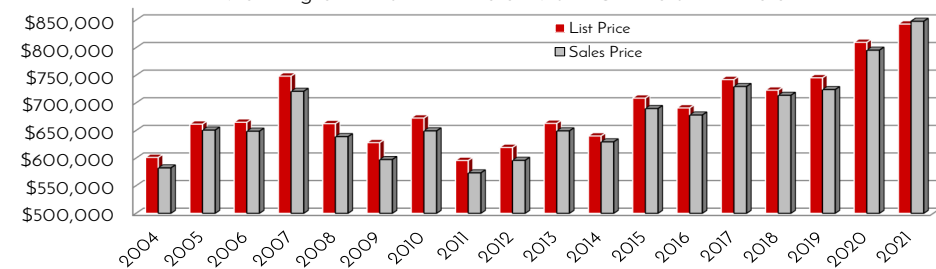
YTD	2021	2022	% Change
DOM	34	28	-19.38%
Sales Price	\$843,406	\$989,259	17.29%
LP:SP	101.53%	103.11%	1.55%
SP:AV	1.18	1.30	10.33%



YTD	2021	2022	% Change
# Units Sold	441	384	-12.93%
Rate of Ab 3 Mo	0.88	1.79	103.41%
Actives	35	57	62.86%
Under Contracts	76	54	-28.95%

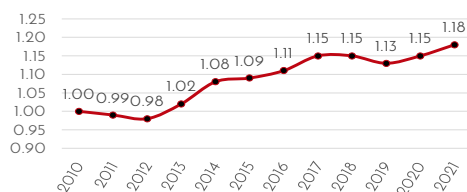
Livingston Yearly Market Trends

Average List Price vs. Sales Price



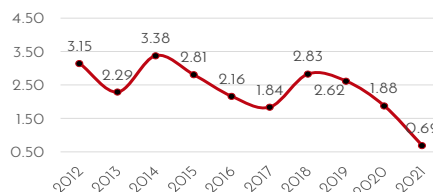
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
LP	\$601,135	\$661,426	\$664,870	\$748,415	\$662,317	\$627,865	\$672,470	\$595,503	\$619,249	\$662,845	\$639,989	\$615,078	\$690,777	\$742,206	\$722,917	\$745,346	\$809,553	\$842,690
SP	\$582,177	\$650,679	\$648,695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

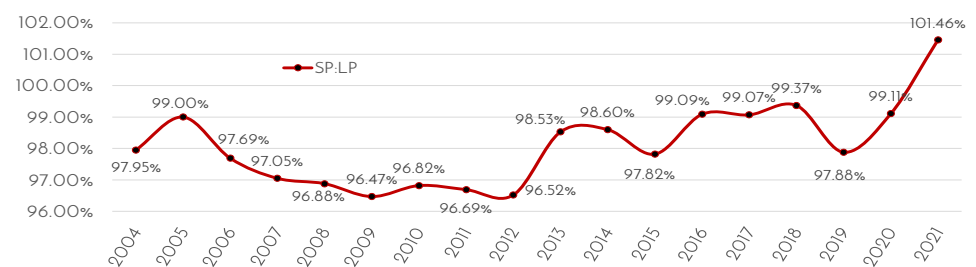
12 Month Rate of Absorption



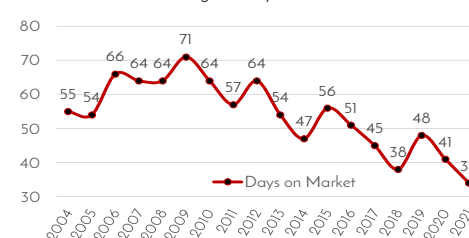
Data only available until 2012

Livingston Yearly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

