

Livingston

April 2022 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Assessment	SP:AV
1	6 Dogwood Terrace	CapeCod	3	1.1	11	\$425,000	\$425,000	\$492,000	115.76%	\$411,000	1.20
2	47 Virginia Avenue	CapeCod	4	1.0	25	\$525,000	\$525,000	\$492,500	93.81%	\$378,800	1.30
3	40 Irving Avenue	Colonial	3	1.1	20	\$499,000	\$499,000	\$541,000	108.42%	\$430,700	1.26
4	23 Dogwood Terrace	Colonial	3	2.1	18	\$549,000	\$549,000	\$550,000	100.18%	\$421,400	1.31
5	13 Laurel Avenue	Colonial	3	1.1	24	\$569,000	\$569,000	\$560,000	98.42%	\$435,200	1.29
6	16 Bryant Drive	Split Level	3	2.1	98	\$620,000	\$595,000	\$595,000	100.00%	\$494,400	1.20
7	1 Concord Drive	Colonial	4	1.1	13	\$579,000	\$579,000	\$600,000	103.63%	\$434,600	1.38
8	6 Glannon Road	Colonial	4	1.1	0	\$614,000	\$614,000	\$614,000	100.00%	\$463,800	1.32
9	13 Riker Hill Road	Split Level	3	1.1	18	\$548,000	\$548,000	\$630,000	114.96%	\$482,200	1.31
10	10 Midway Drive	CapeCod	3	2.0	9	\$675,000	\$675,000	\$650,000	96.30%	\$500,800	1.30
11	94 Beaufort Avenue	Colonial	4	2.0	8	\$588,000	\$588,000	\$651,000	110.71%	\$421,700	1.54
12	18 Highland Drive	Ranch	3	2.1	16	\$659,000	\$659,000	\$664,000	100.76%	\$510,100	1.30
13	909 Regal Boulevard	TwnIntUn	3	2.1	9	\$589,900	\$589,900	\$665,000	112.73%	\$536,000	1.24
14	53 Winchester Road	Bi-Level	5	2.0	15	\$639,000	\$639,000	\$710,000	111.11%	\$516,000	1.38
15	21 Crescent Road	Colonial	4	2.0	5	\$699,000	\$699,000	\$735,000	105.15%	\$514,000	1.43
16	64 Carillon Circle	TwnEndUn	3	3.1	43	\$825,000	\$825,000	\$810,000	98.18%	\$710,800	1.14
17	2 Langtree Drive	Bi-Level	4	3.0	6	\$849,000	\$849,000	\$849,000	100.00%	\$654,800	1.30
18	12 Gable Walk	TwnEndUn	3	2.2	9	\$865,000	\$865,000	\$865,000	100.00%	\$711,800	1.22
19	7 Sparrow Drive	Bi-Level	4	3.0	25	\$825,000	\$825,000	\$890,000	107.88%	\$635,600	1.40
20	26 Carillon Circle	TwnIntUn	4	3.2	7	\$859,000	\$859,000	\$910,000	105.94%	\$674,700	1.35

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21	111 N Ashby Avenue	Colonial	4	2.1	6	\$799,000	\$799,000	\$930,000	116.40%	\$648,400	1.43
22	10 Sparrow Drive	Ranch	4	3.1	12	\$890,000	\$890,000	\$963,000	108.20%	\$744,300	1.29
23	38 Shadowlawn Drive	Split Level	4	3.1	7	\$839,000	\$839,000	\$965,000	115.02%	\$640,200	
24	454 S Livingston Avenue	Colonial	4	3.1	94	\$1,175,000	\$1,175,000	\$1,135,000	96.60%	\$420,300	
25	44 Zahn Terrace	Colonial	5	4.1	7	\$1,275,000	\$1,275,000	\$1,274,000	99.92%	\$437,400	
26	34 Manor Road	Custom	5	5.0	69	\$1,350,000	\$1,350,000	\$1,315,000	97.41%	\$431,300	
27	5 Goodhart Drive	Custom	7	7.2	18	\$1,295,000	\$1,295,000	\$1,320,000	101.93%	\$1,455,100	0.91
28	102 Kimball Avenue	Colonial	5	5.1	107	\$1,400,000	\$1,400,000	\$1,384,000	98.86%	\$472,600	
29	71 Lafayette Drive	Colonial	6	6.1	13	\$2,095,000	\$2,095,000	\$1,990,000	94.99%	\$1,820,500	1.09
AVERAGE					25	\$831,686	\$830,824	\$853,431	103.91%		1.29

"Active" Listings in Livingston

Number of Units: 50
Average List Price: \$1,096,313
Average Days on Market: 32

"Under Contract" Listings in Livingston

Number of Units: 82
Average List Price: \$1,067,687
Average Days on Market: 36

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									31
List Price	\$839,223	\$1,492,995	\$937,960	\$830,824									\$991,369
Sales Price	\$851,773	\$1,437,594	\$968,658	\$853,431									\$1,000,453
SP:LP%	101.95%	97.97%	104.30%	103.91%									102.56%
SP to AV	1.19	1.34	1.31	1.29									1.28
# Units Sold	22	20	38	29									109
3 Mo Rate of Ab	0.85	1.17	1.86	1.72									1.40
Active Listings	35	40	40	50									41
Under Contracts	64	73	74	82									73

Flashback! YTD 2021 vs YTD 2022

YTD	2021	2022	% Change
DOM	38	31	-19.60%
Sales Price	\$751,325	\$1,000,453	33.16%
LP:SP	101.47%	102.56%	1.07%
SP:AV	1.16	1.28	11.09%



YTD	2021	2022	% Change
# Units Sold	100	109	9.00%
Rate of Ab 3 Mo	2.49	1.72	-30.92%
Actives	65	50	-23.08%
Under Contracts	118	82	-30.51%

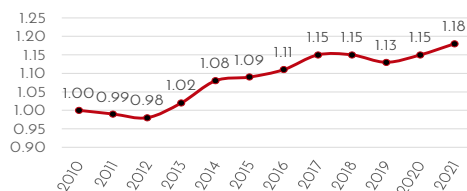
Livingston Yearly Market Trends

Average List Price vs. Sales Price



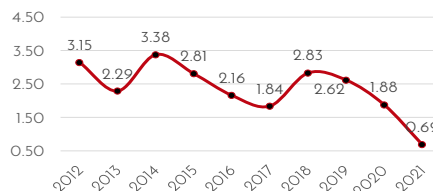
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
LP	\$601,135	\$661,426	\$664,870	\$748,415	\$662,317	\$627,865	\$672,470	\$595,503	\$619,249	\$662,845	\$639,989	\$615,078	\$690,777	\$742,206	\$722,917	\$745,346	\$809,553	\$842,690
SP	\$582,177	\$650,679	\$648,695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

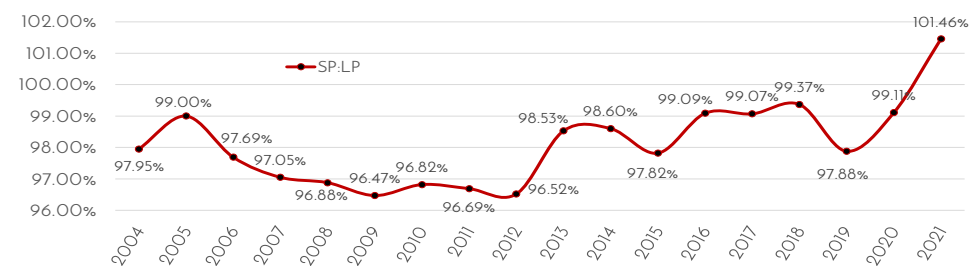
12 Month Rate of Absorption



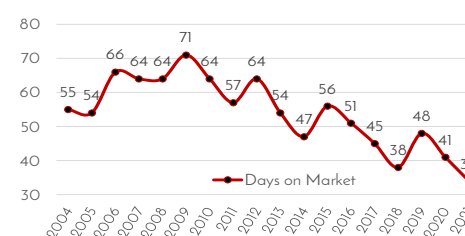
Data only available until 2012

Livingston Yearly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

