

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Assessment	SP:AV
1	16 Amherst Place	Colonial	3	1.0	31	\$525,000	\$525,000	\$525,000	100.00%	\$469,500	1.12
2	10 White Oak Drive	Split Level	3	1.1	17	\$550,000	\$550,000	\$555,000	100.91%	\$481,600	1.15
3	903 Kensington Lane	TwnEndUn	2	2.1	32	\$575,000	\$569,000	\$560,000	98.42%	\$487,700	1.15
4	31 S Ashby Avenue	Split Level	3	2.1	69	\$625,000	\$615,000	\$611,000	99.35%	\$465,300	1.31
5	5 Blackstone Drive	Split Level	3	2.0	137	\$798,000	\$650,000	\$640,000	98.46%	\$617,800	1.04
6	6 Oxford Drive	Split Level	3	2.1	63	\$684,500	\$674,000	\$675,000	100.15%	\$485,900	1.39
7	9 Montgomery Road	CapeCod	4	1.1	18	\$675,000	\$675,000	\$695,000	102.96%	\$536,400	1.30
8	28 Haralson Court	TwnIntUn	4	3.1	31	\$750,990	\$750,990	\$736,000	98.00%		
9	32 Ambrosia Court	TwnIntUn	4	3.1	0	\$740,000	\$740,000	\$740,000	100.00%	\$565,500	1.31
10	27 Crescent Road	Colonial	4	2.1	13	\$699,000	\$699,000	\$760,000	108.73%	\$521,900	1.46
11	15 Ambrosia Court	TwnIntUn	4	3.1	18	\$788,990	\$788,990	\$760,000	96.33%		
12	13 Ambrosia Court	TwnIntUn	4	3.1	5	\$754,999	\$754,999	\$760,970	100.79%		
13	7 Ambrosia Court	TwnIntUn	3	2.1	56	\$839,990	\$799,990	\$784,990	98.12%	\$566,300	1.39
14	10 Ambrosia Court	TwnIntUn	4	3.1	14	\$789,990	\$789,990	\$785,000	99.37%		
15	52 Sykes Avenue	Split Level	4	3.0	15	\$749,000	\$749,000	\$790,000	105.47%	\$550,800	1.43
16	11 Tarlton Drive	Split Level	3	2.1	17	\$799,000	\$799,000	\$792,000	99.12%	\$613,800	1.29
17	36 Fieldstone Drive	Split Level	3	2.1	15	\$799,000	\$799,000	\$840,000	105.13%	\$634,800	1.32
18	34 Wychwood Road	Bi-Level	4	2.1	26	\$899,900	\$899,900	\$875,000	97.23%	\$614,400	1.42
19	32 E Cedar Street	Split Level	4	3.0	13	\$899,000	\$899,000	\$899,000	100.00%		
20	13 Mansfield Court	Colonial	5	3.2	24	\$1,200,000	\$1,200,000	\$1,200,000	100.00%	\$667,100	1.80

# Livingston

## December 2022 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Assessment	SP:AV
21	8 Sheffield Court	Ranch	5	3.0	50	\$1,099,000	\$1,099,000	\$1,205,000	109.65%	\$1,020,500	1.18
22	63 Havenwood Drive	Custom	4	3.2	8	\$1,250,000	\$1,250,000	\$1,305,000	104.40%	\$932,600	1.40
23	21 Concord Drive	Colonial	6	5.1	79	\$1,350,000	\$1,350,000	\$1,315,000	97.41%		
24	12 Dogwood Terrace	Colonial	5	5.1	48	\$1,399,000	\$1,399,000	\$1,350,000	96.50%		
25	21 Canterbury Road	Colonial	7	7.1	42	\$3,200,000	\$3,200,000	\$3,025,000	94.53%	\$2,604,800	1.16
AVERAGE					34	\$937,614	\$929,034	\$927,358	100.44%		1.31

### *"Active"* Listings in Livingston

Number of Units: 45  
 Average List Price: \$1,369,396  
 Average Days on Market: 87

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

Number of Units: 46  
 Average List Price: \$1,291,826  
 Average Days on Market: 51

# 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	34	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	\$929,034	\$963,234
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	\$927,358	\$985,475
SP:LP%	101.95%	97.97%	104.30%	103.91%	107.32%	105.09%	103.85%	102.74%	101.92%	100.56%	100.19%	100.44%	102.95%
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	1.31	1.30
# Units Sold	22	20	38	29	44	40	40	51	38	29	33	25	409
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	1.64	1.62
Active Listings	35	40	40	50	65	84	73	66	70	67	57	45	58
Under Contracts	64	73	74	82	80	82	83	69	61	59	54	46	69

## Flashback! YTD 2021 vs YTD 2022

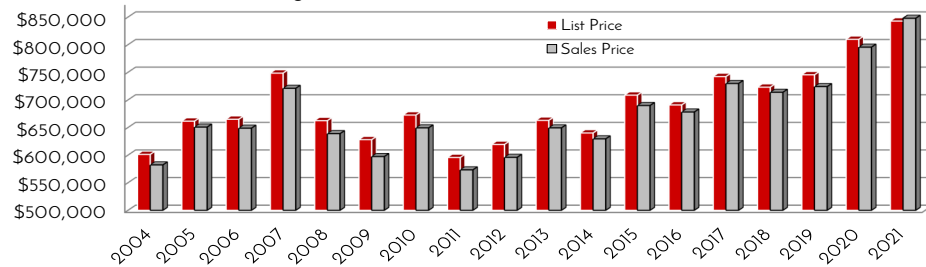
YTD	2021	2022	% Change
DOM	34	28	-17.91%
Sales Price	\$847,751	\$985,475	16.25%
LP:SP	101.46%	102.95%	1.47%
SP:AV	1.18	1.30	10.55%



YTD	2021	2022	% Change
# Units Sold	481	409	-14.97%
Rate of Ab 3 Mo	1.74	1.62	-6.90%
Actives	63	58	-7.94%
Under Contracts	93	69	-25.81%

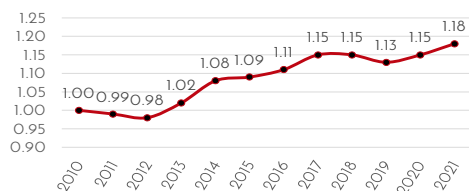
## Livingston Yearly Market Trends

Average List Price vs. Sales Price



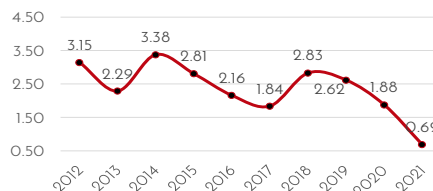
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
LP	\$601,135	\$661,426	\$664,870	\$748,415	\$662,317	\$627,865	\$672,470	\$595,503	\$619,249	\$662,845	\$639,989	\$615,078	\$690,777	\$742,906	\$722,917	\$745,346	\$809,553	\$842,690
SP	\$582,177	\$650,679	\$648,695	\$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

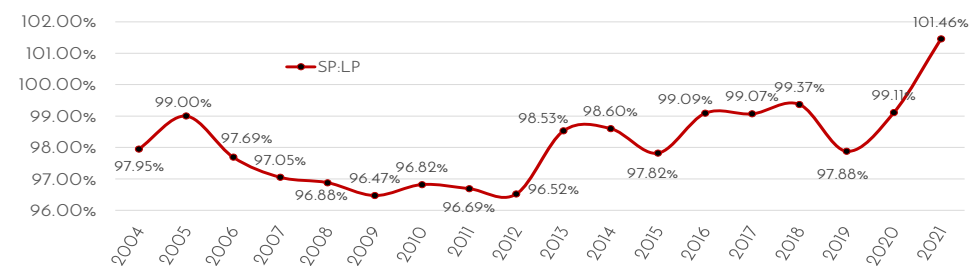


Data only available until 2012

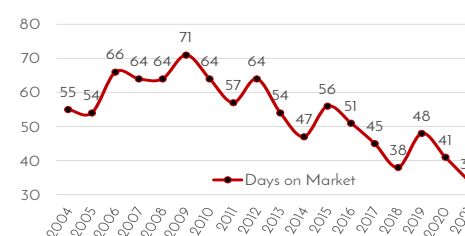
Information compiled from the Garden State Multiple Listing Service. Deemed Reliable but not Guaranteed.

## Livingston Yearly Market Trends

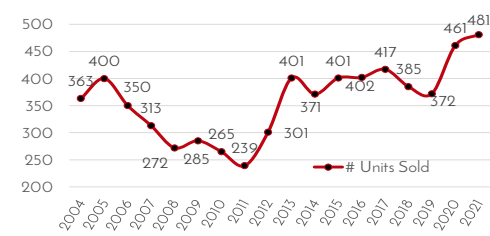
Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold



Not intended to solicit a property already listed.

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