

# Livingston

## March 2022 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Assessment	SP:AV
1	4407 Pointe Gate Drive	HighRise	2	2.0	20	\$399,900	\$399,900	\$395,000	98.77%	\$371,800	1.06
2	77 Hillside Terrace	Colonial	3	2.0	22	\$475,000	\$475,000	\$475,000	100.00%	\$437,900	1.08
3	6 Hepworth Street	Colonial	3	1.1	13	\$475,000	\$475,000	\$490,000	103.16%	\$418,700	1.17
4	67 W Northfield Road	CapeCod	4	2.1	9	\$500,000	\$500,000	\$525,000	105.00%	\$380,100	1.38
5	1405 Town Center Way	HighRise	2	2.1	28	\$599,000	\$599,000	\$575,000	95.99%	\$563,100	1.02
6	68 Hillside Terrace	CapeCod	3	2.0	14	\$550,000	\$550,000	\$575,000	104.55%	\$506,400	1.14
7	41 S Mitchell Avenue	Colonial	3	1.1	13	\$519,000	\$519,000	\$575,000	110.79%	\$395,100	1.46
8	131 W Northfield Road	Colonial	3	2.0	28	\$629,000	\$629,000	\$595,000	94.59%	\$444,600	1.34
9	311 Kensington Lane	TwnIntUn	3	2.1	6	\$589,000	\$589,000	\$620,000	105.26%	\$536,000	1.16
10	71 W McClellan Avenue	Split Level	3	2.0	8	\$619,000	\$619,000	\$691,000	111.63%	\$476,900	1.45
11	41 Burnet Hill Road	Split Level	4	2.0	10	\$675,000	\$675,000	\$706,000	104.59%	\$538,100	1.31
12	30 Bear Brook Lane	Ranch	3	3.0	5	\$699,000	\$699,000	\$730,000	104.43%	\$624,900	1.17
13	1 Dickinson Lane	CapeCod	4	2.0	8	\$719,999	\$719,999	\$760,000	105.56%	\$622,400	1.22
14	2 Keystone Drive	Ranch	3	2.0	27	\$799,999	\$799,999	\$775,000	96.88%	\$696,800	1.11
15	12 Birchwood Drive	Split Level	4	2.1	35	\$799,000	\$799,000	\$780,000	97.62%	\$647,700	1.20
16	36 Longacre Drive	Custom	4	2.0	10	\$700,000	\$700,000	\$789,000	112.71%	\$590,400	1.34
17	19 Braeburn Court	TwnEndUn	3	3.1	6	\$749,999	\$749,999	\$800,000	106.67%	\$621,600	1.29
18	34 Midway Drive	Colonial	3	3.0	7	\$725,000	\$725,000	\$828,000	114.21%	\$538,600	1.54
19	69 Virginia Avenue	CapeCod	4	2.1	1	\$850,000	\$850,000	\$830,000	97.65%	\$527,700	1.57
20	35 Filmore Avenue	Colonial	4	2.1	9	\$795,000	\$795,000	\$870,000	109.43%	\$574,400	1.51
21	37 Heron Road	Bi-Level	4	2.1	6	\$829,000	\$829,000	\$878,400	105.96%	\$628,900	1.40
22	97 N Rockledge Drive	Ranch	4	3.1	1	\$850,000	\$850,000	\$900,000	105.88%	\$742,000	1.21
23	5 Trombley Drive	Split Level	4	2.1	13	\$860,000	\$860,000	\$935,000	108.72%	\$678,700	1.38
24	5 Billingsley Drive	Custom	5	3.0	16	\$887,000	\$887,000	\$950,000	107.10%	\$642,800	1.48
25	31 Wychwood Road	Split Level	4	3.0	8	\$850,000	\$850,000	\$950,000	111.76%	\$616,000	1.54



KELLERWILLIAMS.

# Livingston

## March 2022 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Assessment	SP:AV
26	186 W Mount Pleasant Avenue	Colonial	6	3.1	42	\$999,000	\$999,000	\$995,000	99.60%	\$761,100	1.31
27	54 Wardell Road	Split Level	5	2.1	6	\$889,000	\$889,000	\$1,060,000	119.24%	\$785,200	1.35
28	28 Cornell Drive	Ranch	4	3.1	1	\$1,092,600	\$1,092,600	\$1,092,600	100.00%	\$912,800	1.20
29	17 Hillside Avenue	Colonial	5	4.0	14	\$999,000	\$999,000	\$1,100,000	110.11%		
30	11 Alpine Way	Colonial	4	3.1	10	\$1,185,000	\$1,185,000	\$1,250,000	105.49%	\$815,200	1.53
31	18 Kearny Terrace	Custom	4	2.2	8	\$1,150,000	\$1,150,000	\$1,300,000	113.04%	\$901,200	1.44
32	31 Collinwood Avenue	Colonial	6	5.1	37	\$1,350,000	\$1,350,000	\$1,350,000	100.00%		
33	6 Fullerton Place	Colonial	6	5.0	88	\$1,350,000	\$1,350,000	\$1,400,000	103.70%		
34	95 Irving Avenue	Colonial	6	5.1	9	\$1,500,000	\$1,500,000	\$1,505,000	100.33%		
35	2 Wilshire Drive	Split Level	4	3.2	1	\$1,435,000	\$1,435,000	\$1,510,000	105.23%	\$1,062,000	1.42
36	25 Canterbury Road	Contemp	5	4.1	1	\$1,999,000	\$1,999,000	\$1,999,000	100.00%	\$1,413,100	1.41
37	4 Sherwood Court	Custom	6	5.2	1	\$2,100,000	\$2,100,000	\$2,100,000	100.00%	\$1,797,100	1.17
38	2 Sherwood Court	Custom	4	6.4	29	\$2,450,000	\$2,450,000	\$2,150,000	87.76%	\$1,994,100	1.08
AVERAGE					15	\$937,960	\$937,960	\$968,658	104.30%		1.31

### *"Active"* Listings in Livingston

Number of Units: 40  
Average List Price: \$1,156,524  
Average Days on Market: 46

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

Number of Units: 74  
Average List Price: \$1,084,800  
Average Days on Market: 39

# 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										33
List Price	\$839,223	\$1,492,995	\$937,960										\$1,049,566
Sales Price	\$851,773	\$1,437,594	\$968,658										\$1,053,749
SP:LP%	101.95%	97.97%	104.30%										102.07%
SP to AV	1.19	1.34	1.31										1.28
# Units Sold	22	20	38										80
3 Mo Rate of Ab	0.85	1.17	1.86										1.29
Active Listings	35	40	40										38
Under Contracts	64	73	74										70

## Flashback! YTD 2021 vs YTD 2022

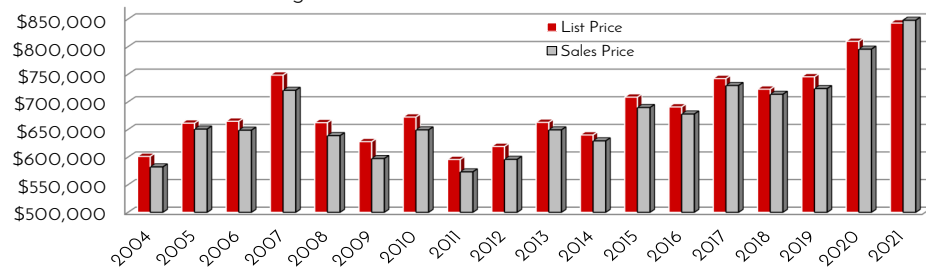
YTD	2021	2022	% Change
DOM	36	33	-7.70%
Sales Price	\$750,514	\$1,053,749	40.40%
LP:SP	100.33%	102.07%	1.74%
SP:AV	1.14	1.28	12.11%



YTD	2021	2022	% Change
# Units Sold	69	80	15.94%
Rate of Ab 3 Mo	2.48	1.86	-25.00%
Actives	66	40	-39.39%
Under Contracts	82	74	-9.76%

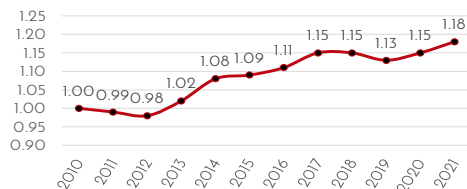
## Livingston Yearly Market Trends

Average List Price vs. Sales Price



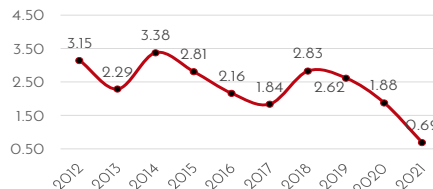
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
LP	\$601,135	\$661,426	\$664,870	\$748,415	\$662,317	\$627,865	\$672,470	\$595,503	\$619,249	\$662,845	\$639,989	\$615,078	\$690,777	\$742,906	\$722,917	\$745,346	\$809,553	\$842,690
SP	\$582,177	\$650,679	\$648,695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

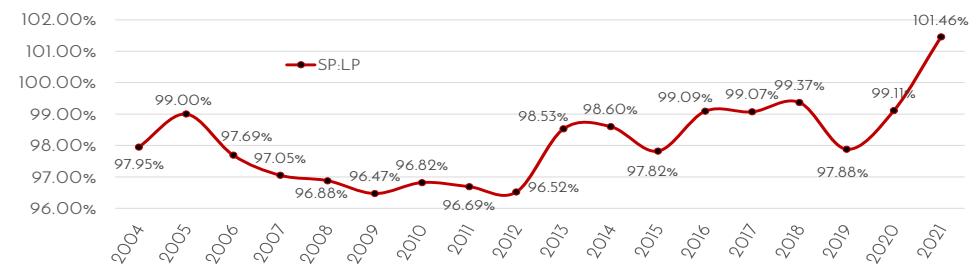
12 Month Rate of Absorption



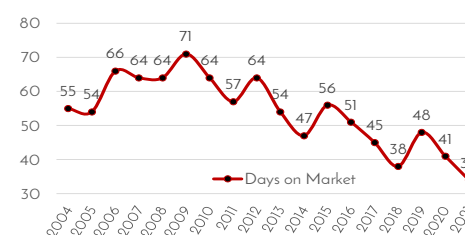
Data only available until 2012

## Livingston Yearly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

