



KELLERWILLIAMS.

## Livingston

## September 2022 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Assessment	SP:AV
1	81 Mounthaven Drive	Colonial	3	1.0	40	\$399,000	\$399,000	\$390,000	97.74%	\$394,100	0.99
2	5113 Pointe Gate Drive	OneFloor	2	2.0	207	\$465,000	\$450,000	\$437,500	97.22%	\$411,600	1.06
3	32 Midway Drive	CapeCod	3	1.0	100	\$515,000	\$499,000	\$450,000	90.18%	\$397,000	1.13
4	10 Lincoln Avenue	Colonial	3	1.0	57	\$499,000	\$449,900	\$460,000	102.24%	\$438,300	1.05
5	39 Crossbrook Road	Colonial	3	1.1	1	\$480,000	\$480,000	\$480,000	100.00%	\$528,600	0.91
6	202 Edmonton Court	TwndEndUn	2	2.0	8	\$525,000	\$525,000	\$525,000	100.00%	\$441,400	1.19
7	513 Regal Boulevard	TwndIntUn	2	2.1	34	\$545,000	\$545,000	\$545,000	100.00%	\$487,700	1.12
8	109 Turlington Court	TwndIntUn	3	2.1	22	\$599,000	\$599,000	\$599,000	100.00%	\$528,800	1.13
9	39 Burnet Hill Road	SeeRem	3	2.0	13	\$599,000	\$599,000	\$612,000	102.17%	\$454,900	1.35
10	40 Mounthaven Drive	Colonial	3	1.1	37	\$599,000	\$615,000	\$615,000	100.00%	\$502,300	1.22
11	36 Cobblewood Road	Split Level	3	2.1	8	\$599,000	\$599,000	\$640,000	106.84%	\$489,200	1.31
12	38 Prospect Road	CapeCod	4	2.0	18	\$649,999	\$649,999	\$640,000	98.46%	\$482,400	1.33
13	1306 Pointe Gate Drive	OneFloor	3	3.1	69	\$725,000	\$675,000	\$655,000	97.04%	\$564,200	1.16
14	12 Pitcairn Road	Ranch	3	1.1	9	\$600,000	\$600,000	\$680,000	113.33%	\$472,400	1.44
15	47 Mounthaven Drive	Split Level	3	3.0	17	\$727,000	\$727,000	\$740,000	101.79%	\$549,400	1.35
16	16 Edgemere Road	Split Level	3	2.1	29	\$699,000	\$699,000	\$770,000	110.16%	\$539,500	1.43
17	182 Walnut Street	Colonial	4	2.1	38	\$779,900	\$779,900	\$779,900	100.00%	\$750,700	1.04
18	3 Split Rock Road	Ranch	3	2.0	12	\$650,000	\$650,000	\$785,000	120.77%	\$654,700	1.20
19	31 Haralson Court	TwndIntUn	4	3.1	29	\$804,050	\$792,940	\$792,940	100.00%		
20	17 Braeburn Court	TwndEndUn	4	3.1	136	\$820,000	\$820,000	\$810,000	98.78%	\$574,000	1.41
21	11 Scotland Drive	Ranch	3	3.0	0	\$830,000	\$830,000	\$830,000	100.00%	\$586,100	1.42
22	503 Binghampton Lane	TwndIntUn	3	3.1	36	\$786,000	\$786,000	\$850,000	108.14%	\$663,000	1.28
23	13 Amherst Place	Colonial	4	2.1	4	\$799,000	\$799,000	\$850,000	106.38%	\$660,800	1.29
24	7 Larkspur Place	Split Level	5	3.1	1	\$849,000	\$849,000	\$900,000	106.01%	\$615,800	1.46
25	43 Crossbrook Road	Colonial	5	3.2	36	\$1,150,000	\$999,000	\$950,000	95.10%	\$864,700	1.10



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26	9 Wingate Drive	Custom	3	2.2	12	\$999,000	\$999,000	\$1,050,000	105.11%	\$695,600	1.51
27	15 Consul Road	Colonial	4	2.1	7	\$1,149,000	\$1,149,000	\$1,149,000	100.00%	\$784,300	1.47
28	39 Burnet Street	Colonial	5	5.1	69	\$1,350,000	\$1,299,000	\$1,299,000	100.00%		
29	13 Mount Pleasant Parkway	Colonial	5	3.1	34	\$1,275,000	\$1,275,000	\$1,300,000	101.96%		
30	278 W Hobart Gap Road	Colonial	5	4.1	124	\$1,600,000	\$1,500,000	\$1,375,000	91.67%	\$979,500	1.40
31	111 Fellswood Drive	Contemp	5	4.0	7	\$1,425,000	\$1,425,000	\$1,415,000	99.30%		
32	34 Crescent Road	Colonial	5	5.1	7	\$1,500,000	\$1,500,000	\$1,500,000	100.00%		
33	23 Sycamore Terrace	Colonial	6	6.1	24	\$1,598,000	\$1,598,000	\$1,635,000	102.32%	\$1,103,100	1.48
34	7 Huntington Road	Colonial	5	3.1	9	\$1,699,000	\$1,699,000	\$1,725,000	101.53%	\$1,043,500	1.65
35	11 Graymoor Road	Ranch	4	3.1	1	\$1,800,000	\$1,800,000	\$1,800,000	100.00%	\$1,075,100	1.67
36	8 Hastings Lane	Custom	4	3.1	27	\$1,950,000	\$1,950,000	\$1,875,000	96.15%	\$1,374,400	1.36
37	27 Vanderbilt Drive	RanchRas	6	5.2	12	\$1,975,000	\$1,975,000	\$2,520,000	127.59%	\$1,500,000	1.68
38	20 Camelot Drive	Colonial	6	5.1	71	\$2,999,900	\$2,999,900	\$2,850,000	95.00%	\$1,557,800	1.83
AVERAGE					36	\$1,000,338	\$989,096	\$1,007,351	101.92%		1.32

*"Active"* Listings in Livingston

Number of Units: 70  
Average List Price: \$1,270,294  
Average Days on Market: 64

*"Under Contract"* Listings in Livingston

Number of Units: 61  
Average List Price: \$1,119,559  
Average Days on Market: 43

# 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				27
List Price	\$839,223	\$1,492,995	\$937,960	\$830,824	\$897,850	\$1,024,668	\$929,437	\$936,970	\$989,096				\$966,149
Sales Price	\$851,773	\$1,437,594	\$968,658	\$853,431	\$959,114	\$1,077,090	\$968,722	\$955,272	\$1,007,351				\$994,041
SP:LP%	101.95%	97.97%	104.30%	103.91%	107.32%	105.09%	103.85%	102.74%	101.92%				103.64%
SP to AV	1.19	1.34	1.31	1.29	1.34	1.32	1.35	1.29	1.32				1.31
# Units Sold	22	20	38	29	44	40	40	51	38				322
3 Mo Rate of Ab	0.85	1.17	1.86	1.72	1.59	2.22	1.72	1.56	1.59				1.59
Active Listings	35	40	40	50	65	84	73	66	70				58
Under Contracts	64	73	74	82	80	82	83	69	61				74

## Flashback! YTD 2021 vs YTD 2022

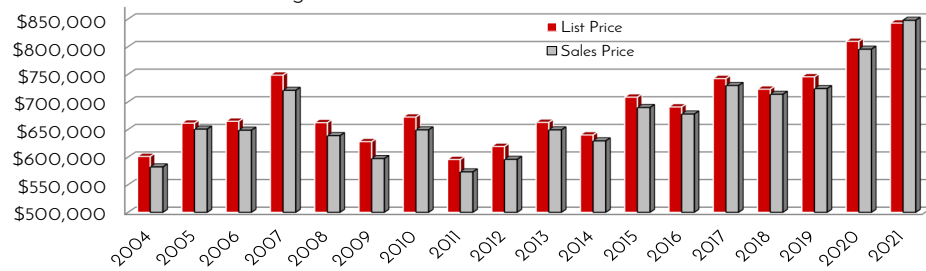
YTD	2021	2022	% Change
DOM	35	27	-23.18%
Sales Price	\$842,874	\$994,041	17.93%
LP:SP	101.75%	103.64%	1.85%
SP:AV	1.18	1.31	11.22%



YTD	2021	2022	% Change
# Units Sold	357	322	-9.80%
Rate of Ab 3 Mo	1.46	1.59	8.90%
Actives	77	70	-9.09%
Under Contracts	85	61	-28.24%

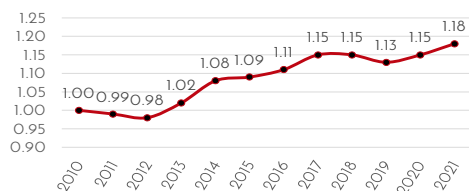
## Livingston Yearly Market Trends

Average List Price vs. Sales Price



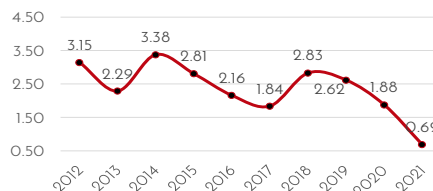
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
LP	\$601,135	\$661,426	\$664,870	\$748,415	\$662,317	\$627,865	\$672,470	\$595,503	\$619,249	\$662,845	\$639,989	\$615,078	\$690,777	\$742,206	\$722,917	\$745,346	\$809,553	\$842,690
SP	\$582,177	\$650,679	\$648,695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

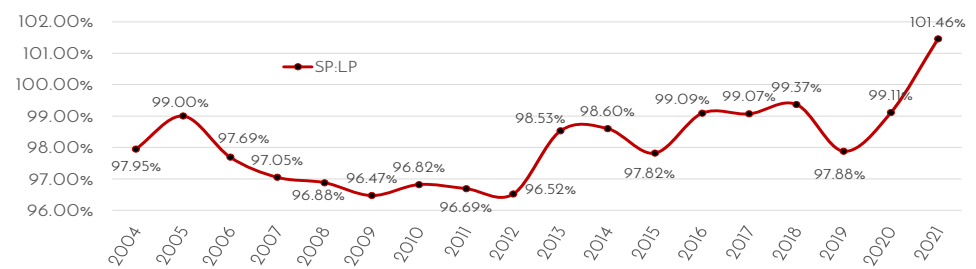
12 Month Rate of Absorption



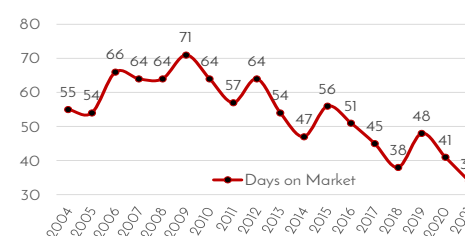
Data only available until 2012

## Livingston Yearly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

