



Livingston

October 2020 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	219 E Northfield Road	Colonial	4	2.0	35	\$459,000	\$459,000	\$450,000	98.04%	\$369,600	1.22
2	20 Highland Drive	RanchRas	3	2.1	179	\$465,000	\$465,000	\$455,000	97.85%	\$489,700	0.93
3	31 Collinwood Avenue	Colonial	3	1.1	41	\$479,750	\$469,900	\$455,000	96.83%	\$417,800	1.09
4	25 Glannon Road	Ranch	3	1.0	50	\$460,000	\$460,000	\$460,000	100.00%	\$411,100	1.12
5	20 Lee Road	SplitLev	3	1.1	29	\$459,000	\$459,000	\$465,000	101.31%	\$523,200	0.89
6	7 Bryant Drive	SplitLev	3	1.1	13	\$415,000	\$415,000	\$475,000	114.46%	\$466,300	1.02
7	44 Park Drive	Ranch	3	1.0	7	\$469,000	\$469,000	\$480,600	102.47%	\$368,500	1.30
8	95 Irving Avenue	SplitLev	3	2.0	7	\$479,900	\$479,900	\$485,000	101.06%	\$490,000	0.99
9	4 Falcon Road	Bi-Level	4	2.0	4	\$450,000	\$450,000	\$490,000	108.89%	\$400,100	1.22
10	7 Twin Oak Road	Aframe	4	2.1	20	\$479,900	\$479,900	\$496,800	103.52%	\$394,000	1.26
11	218 Turlington Court	MultiFlr	2	2.1	21	\$510,000	\$510,000	\$500,000	98.04%	\$444,200	1.13
12	10 Brookside Place	Colonial	3	1.1	7	\$479,900	\$479,900	\$500,000	104.19%	\$388,700	1.29
13	25 Macopin Court	SplitLev	3	1.0	5	\$489,999	\$489,999	\$505,000	103.06%	\$388,900	1.30
14	17 Stony Hill Place	CapeCod	3	2.0	8	\$469,000	\$469,000	\$530,000	113.01%	\$453,000	1.17
15	125 Turlington Court	TwndEndUn	3	2.1	15	\$525,000	\$525,000	\$535,500	102.00%	\$495,800	1.08
16	14 Highland Drive	Colonial	4	2.1	49	\$596,900	\$569,900	\$545,000	95.63%	\$449,800	1.21
17	107 Falcon Road	Bi-Level	4	2.0	6	\$525,000	\$525,000	\$550,000	104.76%	\$473,500	1.16
18	5 Bryant Avenue	SplitLev	3	2.0	19	\$529,000	\$529,000	\$550,000	103.97%	\$503,600	1.09
19	37 Woodland Terrace	CapeCod	4	2.1	6	\$545,000	\$545,000	\$550,000	100.92%	\$427,000	1.29
20	186 Walnut Street	SplitLev	4	2.0	70	\$599,000	\$575,000	\$580,000	100.87%	\$499,500	1.16
21	10 Manor Road	SplitLev	3	2.1	13	\$559,999	\$559,999	\$580,000	103.57%	\$457,200	1.27
22	153 W Northfield Road	Colonial	3	2.1	5	\$590,000	\$590,000	\$590,000	100.00%	\$626,000	0.94
23	12 Glannon Road	Colonial	4	2.1	34	\$655,000	\$630,000	\$610,000	96.83%	\$521,300	1.17
24	39 Walnut Street	Colonial	4	3.0	7	\$589,000	\$589,000	\$610,000	103.57%	\$533,700	1.14
25	13 Monmouth Court	Custom	4	2.0	92	\$650,000	\$635,000	\$620,000	97.64%	\$527,400	1.18



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26	16 Glannon Road	Colonial	4	2.0	13	\$598,800	\$598,800	\$625,621	104.48%	\$430,700	1.45
27	33 Havenwood Drive	Custom	3	2.1	59	\$699,000	\$659,000	\$645,000	97.88%	\$629,700	1.02
28	4 Park Drive	Custom	4	2.0	21	\$689,000	\$689,000	\$665,000	96.52%	\$483,700	1.37
29	20 Forest Street	Bi-Level	4	2.1	19	\$669,900	\$669,900	\$670,000	100.01%	\$681,900	0.98
30	58 Shrewsbury Drive	Ranch	3	2.0	10	\$659,000	\$659,000	\$670,000	101.67%	\$625,700	1.07
31	21 Wellington Road	Colonial	3	2.0	7	\$650,000	\$650,000	\$672,000	103.38%	\$628,700	1.07
32	229 E Mt Pleasant Avenue	Custom	4	2.2	33	\$749,000	\$729,900	\$720,000	98.64%	\$833,800	0.86
33	3 Rosedale Terrace	SplitLev	4	2.1	15	\$699,000	\$699,000	\$725,000	103.72%	\$579,300	1.25
34	49 Eastbrook Terrace	SplitLev	3	2.1	38	\$749,000	\$729,900	\$743,000	101.79%	\$470,800	1.58
35	8 Lincoln Avenue	Colonial	4	3.0	78	\$749,000	\$739,000	\$746,000	100.95%	\$630,600	1.18
36	42 Shrewsbury Drive	SplitLev	4	2.1	13	\$749,000	\$749,000	\$749,000	100.00%	\$499,000	1.50
37	9 Dawson Terrace	SplitLev	4	2.1	15	\$750,000	\$750,000	\$753,000	100.40%	\$629,400	1.20
38	19 Longacre Drive	Colonial	4	2.1	19	\$750,000	\$750,000	\$755,000	100.67%	\$448,700	1.68
39	37 Berkeley Place	Colonial	4	2.1	80	\$815,000	\$785,000	\$760,000	96.82%	\$555,200	1.37
40	11 Westgate Road	Custom	4	3.1	45	\$775,000	\$759,000	\$768,000	101.19%	\$799,000	0.96
41	12 Ross Road	Ranch	3	3.1	17	\$799,000	\$799,000	\$784,000	98.12%	\$730,600	1.07
42	6 Downing Place	Bi-Level	4	2.1	14	\$749,900	\$749,900	\$785,000	104.68%	\$626,300	1.25
43	26 Country Club Road	Colonial	5	2.1	12	\$759,000	\$759,000	\$801,000	105.53%	\$748,300	1.07
44	37 Winged Foot Drive	TwEndUn	3	3.1	46	\$849,000	\$829,000	\$810,000	97.71%	\$708,000	1.14
45	65 E Sherbrooke Parkway	Contemp	4	3.0	14	\$779,000	\$779,000	\$810,000	103.98%	\$710,000	1.14
46	56 Edgemere Road	Custom	5	3.1	85	\$899,000	\$899,000	\$850,000	94.55%	\$450,800	1.89
47	16 Audobon Road	SplitLev	4	3.0	15	\$835,000	\$835,000	\$865,000	103.59%	\$734,900	1.18
48	30 Oakwood Avenue	Colonial	4	3.0	85	\$569,000	\$869,000	\$869,000	100.00%		
49	14 Fawn Drive	Colonial	4	2.1	38	\$975,000	\$975,000	\$950,000	97.44%	\$831,100	1.14
50	5 Roosevelt Terrace	Colonial	5	5.1	11	\$958,000	\$958,000	\$958,000	100.00%	\$903,300	1.06



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51	89 S Ashby Avenue	Colonial	4	3.1	1	\$995,000	\$995,000	\$1,020,000	102.51%		
52	14 Driftwood Drive	Ranch	5	4.1	216	\$1,200,000	\$1,095,000	\$1,022,000	93.33%	\$850,000	1.20
53	11 Village Drive	Colonial	4	4.1	1	\$1,045,000	\$1,045,000	\$1,045,000	100.00%		
54	39 Ross Road	Colonial	5	4.1	20	\$1,175,000	\$1,175,000	\$1,077,500	91.70%	\$895,000	1.20
55	108 Shrewsbury Drive	Ranch	5	5.1	29	\$1,175,000	\$1,175,000	\$1,095,000	93.19%	\$904,400	1.21
56	26 Fordham Road	Colonial	4	3.2	14	\$949,000	\$949,000	\$1,100,000	115.91%	\$1,090,400	1.01
57	62 Melrose Drive	Contemp	5	4.0	21	\$1,095,000	\$1,095,000	\$1,150,000	105.02%		
58	5 Marisa Court	Colonial	5	4.1	10	\$1,195,000	\$1,195,000	\$1,220,000	102.09%	\$1,006,900	1.21
59	25 Norman Court	Colonial	5	4.1	31	\$1,395,000	\$1,395,000	\$1,330,000	95.34%	\$1,210,000	1.10
60	387 E Mt Pleasant Avenue	Custom	7	4.2	109	\$1,849,000	\$1,749,000	\$1,725,000	98.63%	\$1,280,200	1.35
61	4 Coventry Road	Colonial	5	6.1	177	\$2,488,000	\$2,318,000	\$2,210,000	95.34%	\$859,700	
62	2 Jason Lane	Colonial	5	4.1	341	\$2,300,000	\$2,300,000	\$2,300,000	100.00%		
63	18 Trafalgar Drive	Colonial	7	7.1	42	\$2,888,000	\$2,888,000	\$2,460,000	85.18%	\$2,375,000	1.04
AVERAGE					41	\$819,063	\$813,824	\$809,064	100.71%		1.18

“Active” Listings in Livingston

Number of Units: 96
 Average List Price: \$1,078,175
 Average Days on Market: 71

“Under Contract” Listings in Livingston

Number of Units: 82
 Average List Price: \$963,741
 Average Days on Market: 42

Livingston 2020 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	63	43	55	38	53	52	43	40	29	41			43
List Price	\$659,050	\$812,075	\$764,605	\$632,971	\$759,200	\$830,781	\$796,400	\$966,263	\$780,925	\$813,824			\$808,974
Sales Price	\$643,094	\$813,000	\$751,973	\$629,292	\$747,743	\$809,887	\$776,823	\$952,953	\$769,615	\$809,064			\$797,061
SP:LP%	97.83%	100.56%	98.43%	99.73%	98.81%	98.11%	98.20%	99.42%	99.11%	100.71%			99.19%
SP to AV	1.09	1.00	1.11	1.19	1.06	1.12	1.09	1.19	1.18	1.18			1.15
# Units Sold	24	12	22	24	19	31	47	71	66	63			379
3 Mo Rate of Ab	3.58	4.26	5.43	4.93	5.20	4.95	4.15	2.14	1.70	1.45			3.78
Active Listings	95	113	104	100	113	124	117	108	100	96			107
Under Contracts	51	68	61	51	69	106	129	114	94	82			83

Flashback! YTD 2019 vs YTD 2020

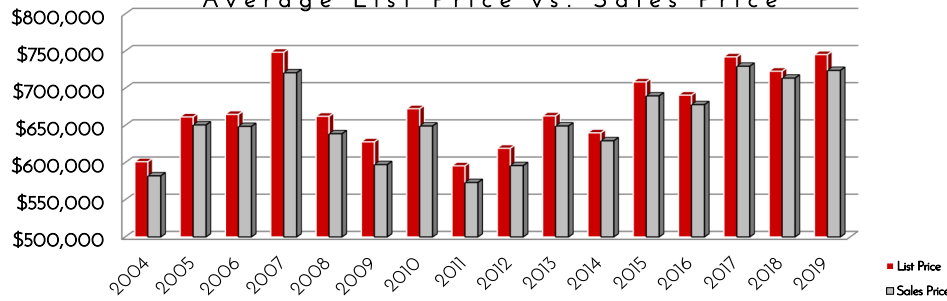
YTD	2019	2020	% Change
DOM	48	43	-11.78%
Sales Price	\$714,405	\$797,061	11.57%
LP:SP	98.01%	99.19%	1.21%
SP:AV	1.13	1.15	1.44%



YTD	2019	2020	% Change
# Units Sold	313	379	21.09%
Rate of Ab 3 Mo	3.17	1.45	-54.26%
Actives	116	96	-17.24%
Under Contracts	57	82	43.86%

Livingston Yearly Market Trends

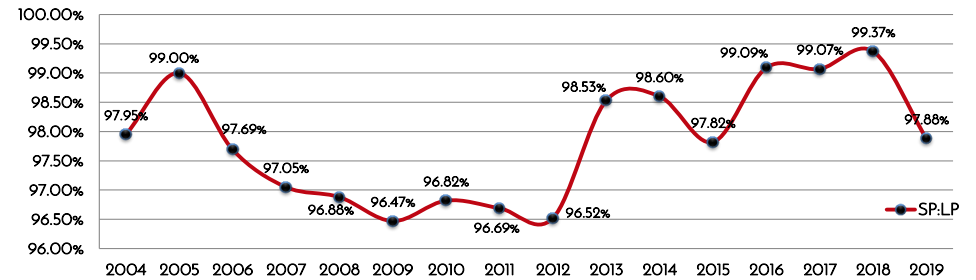
Average List Price vs. Sales Price



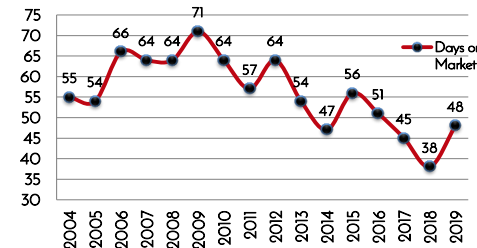
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
LP	\$601,135	\$661,426	\$664,870	\$748,415	\$662,317	\$627,865	\$672,470	\$595,503	\$619,249	\$662,845	\$639,989	\$615,078	\$690,777	\$742,206	\$722,917	\$745,346
SP	\$582,177	\$650,679	\$648,695	\$720,875	\$638,797	\$597,355	\$649,233	\$573,206	\$595,914	\$649,260	\$629,350	\$652,729	\$677,959	\$729,648	\$715,672	\$724,006

Livingston Yearly Market Trends

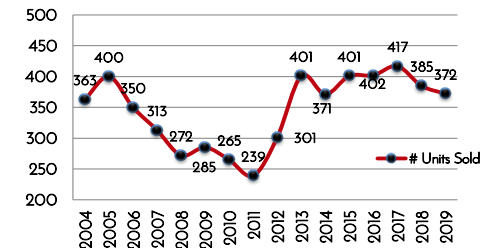
Sales Price to List Price Ratios



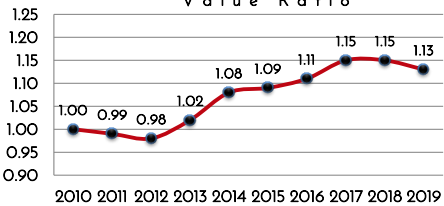
Average Days on Market



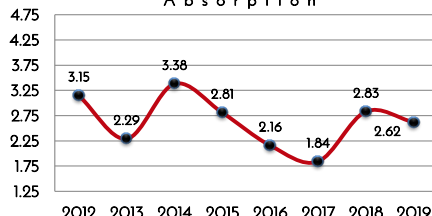
Number of Units Sold



Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



2009 Tax Re-Evaluation

Data only available until 2012

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

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Not intended to solicit a property already listed.