



Livingston

September 2020 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	342 W Northfield Road	Colonial	2	3.0	13	\$385,000	\$385,000	\$396,500	102.99%	\$409,000	0.97
2	211 E Mc Clellan Avenue	CapeCod	3	2.0	63	\$450,000	\$450,000	\$425,000	94.44%	\$400,000	1.06
3	28 Lee Road	CapeCod	3	2.0	1	\$462,500	\$462,500	\$462,500	100.00%	\$495,800	0.93
4	3208 Pointe Gate Drive	OneFloor	2	2.1	20	\$499,000	\$499,000	\$465,000	93.19%	\$497,000	0.94
5	408 S Livingston Avenue	Split Level	3	1.1	7	\$468,000	\$468,000	\$485,000	103.63%	\$396,700	1.22
6	24 Lee Road	CapeCod	3	2.0	57	\$499,900	\$499,900	\$486,500	97.32%	\$400,000	1.22
7	24 Collins Terrace	Split Level	3	3.0	9	\$499,900	\$499,900	\$505,000	101.02%	\$480,700	1.05
8	36 Burnet Hill Road	Colonial	3	1.1	22	\$519,000	\$519,000	\$505,000	97.30%	\$348,200	1.45
9	28 Melrose Drive	Split Level	3	1.2	56	\$579,000	\$525,000	\$510,000	97.14%	\$431,100	1.18
10	43 S Mitchell Avenue	Tudor	2	1.0	11	\$485,000	\$485,000	\$515,000	106.19%	\$334,700	1.54
11	13 Yorktown Terrace	Colonial	3	1.1	23	\$529,000	\$529,000	\$523,000	98.87%	\$423,900	1.23
12	27 Falcon Road	Bi-Level	4	2.1	8	\$488,000	\$488,000	\$530,000	108.61%	\$383,100	1.38
13	70 N Livingston Avenue	Colonial	3	2.0	13	\$519,999	\$519,999	\$530,000	101.92%	\$464,000	1.14
14	25 Bennington Road	Colonial	4	1.1	16	\$515,000	\$515,000	\$531,500	103.20%	\$387,800	1.37
15	29 Lee Road	CapeCod	4	2.1	14	\$559,900	\$559,900	\$538,000	96.09%	\$511,300	1.05
16	26 Montgomery Road	Colonial	4	2.1	18	\$569,000	\$569,000	\$555,000	97.54%	\$448,400	1.24
17	62 Hazel Avenue	Colonial	3	1.1	29	\$569,000	\$569,000	\$557,000	97.89%	\$407,200	1.37
18	606 Turlington Court	TwndUn	3	2.1	27	\$570,000	\$570,000	\$560,000	98.25%	\$495,800	1.13
19	64 Hillside Avenue	Colonial	3	1.0	33	\$599,000	\$599,000	\$572,500	95.58%	\$412,800	1.39
20	146 W Hobart Gap Road	Colonial	4	2.1	65	\$649,000	\$649,000	\$600,000	92.45%	\$602,400	1.00
21	12 Marlo Road	Bi-Level	4	3.0	49	\$639,000	\$619,000	\$600,000	96.93%	\$549,600	1.09
22	6 Sandalwood Drive	Split Level	4	3.0	57	\$699,999	\$649,000	\$600,000	92.45%	\$753,500	0.80
23	26 E Harrison Place	Colonial	4	2.1	25	\$599,000	\$599,000	\$604,000	100.83%	\$424,100	1.42
24	7 Locust Place	Ranch	3	3.0	65	\$643,500	\$628,500	\$615,000	97.85%	\$553,600	1.11
25	5 Foxcroft Drive	Bi-Level	4	2.1	12	\$600,000	\$600,000	\$618,000	103.00%	\$598,400	1.03



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26	7 Beresford Lane	TwnEndUn	3	2.2	89	\$699,000	\$650,000	\$630,000	96.92%	\$701,700	0.90
27	31 Falcon Road	Colonial	4	2.1	12	\$588,000	\$588,000	\$630,000	107.14%		
28	23 Mounthaven Drive	Split Level	3	2.1	6	\$575,000	\$575,000	\$632,500	110.00%	\$503,800	1.26
29	14 Taft Court	Split Level	3	2.1	7	\$615,000	\$615,000	\$640,000	104.07%	\$511,500	1.25
30	186 Passaic Avenue	CapeCod	4	2.1	28	\$649,900	\$649,900	\$645,000	99.25%	\$437,900	1.47
31	15 Cliffside Drive	Ranch	4	2.1	20	\$675,000	\$675,000	\$647,960	95.99%	\$500,000	1.30
32	83 Falcon Road	Colonial	5	2.1	17	\$675,000	\$675,000	\$675,000	100.00%	\$514,300	1.31
33	36 N Baums Court	Ranch	4	3.1	8	\$680,000	\$680,000	\$680,000	100.00%	\$570,000	1.19
34	64 W Cedar Street	Split Level	4	2.1	15	\$679,000	\$679,000	\$697,000	102.65%		
35	12 Larkspur Place	Split Level	4	2.1	27	\$699,000	\$699,000	\$699,000	100.00%	\$493,500	1.42
36	78 Sykes Avenue	Split Level	4	2.1	9	\$639,000	\$639,000	\$700,000	109.55%	\$483,200	1.45
37	33 Old Road	Colonial	4	2.1	41	\$825,000	\$775,000	\$710,000	91.61%	\$670,200	1.06
38	26 Tuxedo Drive	Split Level	3	2.1	8	\$699,000	\$699,000	\$710,000	101.57%	\$567,800	1.25
39	86 Shrewsbury Drive	Ranch	4	3.0	0	\$712,000	\$712,000	\$712,000	100.00%	\$720,100	0.99
40	5 Cliffside Drive	Ranch	3	3.0	18	\$719,000	\$719,000	\$720,000	100.14%	\$601,100	1.20
41	30 Wellington Road	Colonial	4	3.0	16	\$749,000	\$749,000	\$768,000	102.54%	\$538,400	1.43
42	10 Rumson Road	Split Level	3	2.1	11	\$759,000	\$759,000	\$769,000	101.32%	\$667,100	1.15
43	278 W Northfield Road	Colonial	5	3.1	91	\$799,000	\$799,000	\$775,000	97.00%		
44	8 Gorham Avenue	Bi-Level	6	3.0	29	\$799,900	\$799,900	\$775,000	96.89%		
45	10 Hill Street	Colonial	4	3.1	35	\$825,000	\$799,900	\$795,000	99.39%	\$632,400	1.26
46	53 Winged Foot Drive	TwnEndUn	3	3.1	1	\$829,000	\$829,000	\$813,250	98.10%	\$760,800	1.07
47	13 Fieldstone Drive	Split Level	5	3.0	7	\$809,000	\$809,000	\$817,500	101.05%	\$570,600	1.43
48	21 Bear Brook Lane	Split Level	5	4.0	13	\$875,000	\$875,000	\$856,000	97.83%		
49	40 W Hobart Gap Road	Custom	5	4.0	46	\$879,000	\$879,000	\$860,000	97.84%		
50	24 Maplewood Drive	Colonial	4	3.1	0	\$850,000	\$850,000	\$865,000	101.76%		



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51	108 E Cedar Street	Colonial	4	3.1	41	\$899,800	\$899,800	\$875,000	97.24%		
52	25 Scarsdale Drive	Split Level	4	3.0	22	\$879,000	\$879,000	\$880,000	100.11%	\$680,000	1.29
53	20 Downing Place	Colonial	5	3.1	130	\$995,000	\$950,000	\$900,000	94.74%	\$826,900	1.09
54	5 Chaucer Court	Colonial	4	2.1	33	\$965,000	\$965,000	\$925,000	95.85%	\$687,400	1.35
55	27 Aspen Drive	Colonial	5	3.1	12	\$929,900	\$929,900	\$929,900	100.00%	\$835,000	1.11
56	31 Westmount Drive	Contemp	4	2.1	8	\$999,999	\$999,999	\$975,000	97.50%	\$1,269,000	0.77
57	21 Ross Road	Split Level	3	2.1	25	\$975,000	\$975,000	\$999,000	102.46%	\$984,700	1.01
58	99 Edgemere Road	Colonial	4	4.1	28	\$1,009,999	\$1,099,999	\$1,100,000	100.00%	\$1,005,000	1.09
59	1 Sunset Road	Colonial	4	2.1	9	\$1,160,000	\$1,160,000	\$1,103,000	95.09%	\$945,000	1.17
60	62 Cornell Drive	SeeRem	4	2.1	25	\$1,275,000	\$1,275,000	\$1,175,000	92.16%	\$1,029,000	1.14
61	17 Fernwood Road	Custom	6	5.1	29	\$1,200,000	\$1,200,000	\$1,200,000	100.00%		
62	30 Fawn Drive	Contemp	8	5.2	183	\$1,575,000	\$1,450,000	\$1,256,000	86.62%	\$1,600,000	0.79
63	24 North Drive	Custom	5	4.2	20	\$1,574,977	\$1,574,977	\$1,525,000	96.83%	\$1,302,000	1.17
64	27 Thames Drive	Colonial	6	5.1	14	\$1,598,000	\$1,598,000	\$1,640,000	102.63%	\$1,499,000	1.09
65	26 Thames Drive	Colonial	4	5.1	0	\$1,850,000	\$1,850,000	\$1,800,000	97.30%	\$1,345,700	1.34
66	25 Trafalgar Drive	Colonial	5	5.1	97	\$2,350,000	\$2,099,000	\$2,000,000	95.28%	\$2,163,800	0.92
AVERAGE					29	\$789,942	\$780,925	\$769,615	99.11%		1.18

"Active" Listings in Livingston

Number of Units: 100
 Average List Price: \$1,034,598
 Average Days on Market: 63

"Under Contract" Listings in Livingston

Number of Units: 94
 Average List Price: \$969,442
 Average Days on Market: 45

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				43
List Price	\$659,050	\$812,075	\$764,605	\$632,971	\$759,200	\$830,781	\$796,400	\$966,263	\$780,925				\$808,007
Sales Price	\$643,094	\$813,000	\$751,973	\$629,292	\$747,743	\$809,887	\$776,823	\$952,953	\$769,615				\$794,668
SP:LP%	97.83%	100.56%	98.43%	99.73%	98.81%	98.11%	98.20%	99.42%	99.11%				98.89%
SP to AV	1.09	1.00	1.11	1.19	1.06	1.12	1.09	1.19	1.18				1.14
# Units Sold	24	12	22	24	19	31	47	71	66				316
3 Mo Rate of Ab	3.58	4.26	5.43	4.93	5.20	4.95	4.15	2.14	1.70				4.04
Active Listings	95	113	104	100	113	124	117	108	100				108
Under Contracts	51	68	61	51	69	106	129	114	94				83

Flashback! YTD 2019 vs YTD 2020

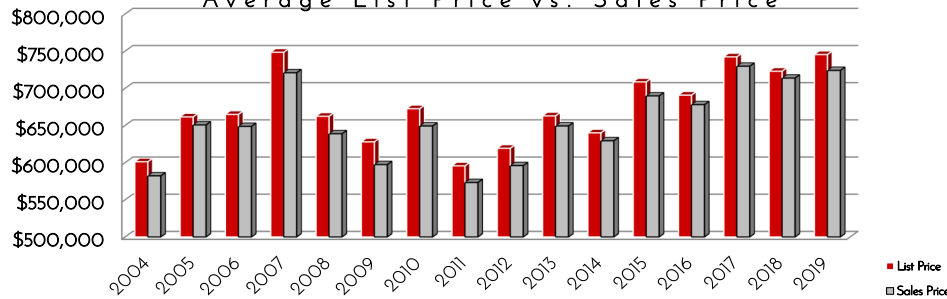
YTD	2019	2020	% Change
DOM	48	43	-11.15%
Sales Price	\$699,393	\$794,668	13.62%
LP:SP	98.18%	98.89%	0.72%
SP:AV	1.13	1.14	0.71%



YTD	2019	2020	% Change
# Units Sold	288	316	9.72%
Rate of Ab 3 Mo	3.21	1.70	-47.04%
Actives	128	100	-21.88%
Under Contracts	49	94	91.84%

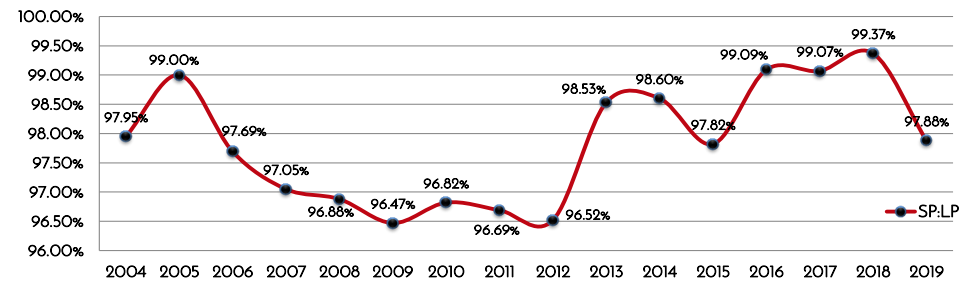
Livingston Yearly Market Trends

Average List Price vs. Sales Price



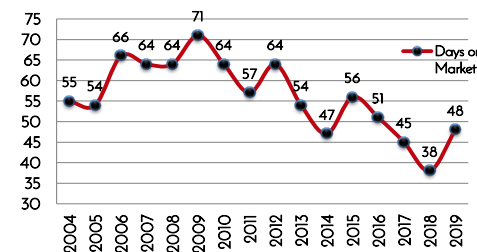
Livingston Yearly Market Trends

Sales Price to List Price Ratios

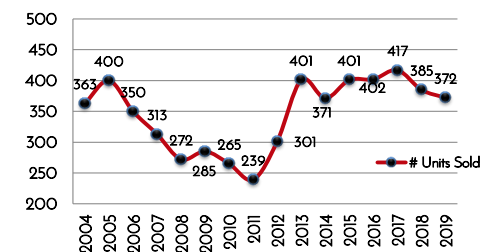


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
LP	\$601,135	\$661,426	\$664,870	\$748,415	\$662,317	\$627,865	\$672,470	\$595,503	\$619,249	\$662,845	\$639,989	\$615,078	\$690,777	\$742,206	\$722,917	\$745,346
SP	\$582,177	\$650,679	\$648,695	\$720,875	\$638,797	\$597,355	\$649,233	\$573,206	\$595,914	\$649,260	\$629,350	\$652,729	\$677,959	\$729,648	\$715,678	\$724,006

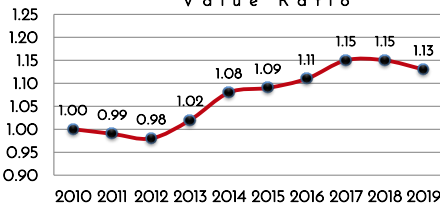
Average Days on Market



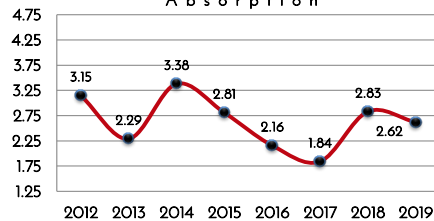
Number of Units Sold



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.