

Livingston

January 2021 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	174 East Cedar Street	Colonial	3	1.0	28	\$475,000	\$459,000	\$451,000	98.26%	\$436,900	1.03
2	49 W Mc Clellan Avenue	Split Level	3	1.1	134	\$485,000	\$485,000	\$460,000	94.85%	\$379,100	1.21
3	451 S Livingston Street	Custom	2	2.0	36	\$459,000	\$459,000	\$465,000	101.31%	\$345,500	1.35
4	420 Kensington Lane	TwnEndUn	2	2.0	47	\$489,000	\$489,000	\$470,000	96.11%	\$441,400	1.06
5	330 E Cedar Street	Colonial	4	1.1	34	\$499,999	\$499,999	\$495,000	99.00%	\$492,800	1.00
6	34 Park Drive	Ranch	3	2.0	17	\$499,000	\$499,000	\$505,000	101.20%	\$505,500	1.00
7	10 Baldwin Terrace	Split Level	4	1.1	8	\$530,000	\$530,000	\$545,000	102.83%	\$509,000	1.07
8	15 Bristol Court	Split Level	3	2.1	16	\$614,000	\$614,000	\$605,000	98.53%	\$551,400	1.10
9	58 Ashwood Drive	Ranch	4	1.1	7	\$579,000	\$579,000	\$607,000	104.84%	\$518,500	1.17
10	91 N Rockledge Drive	Ranch	3	3.1	1	\$740,000	\$740,000	\$610,000	82.43%	\$822,800	0.74
11	16 Dellmead Drive	Colonial	4	2.1	65	\$749,999	\$699,306	\$625,000	89.37%	\$812,600	0.77
12	41 Carillon Circle	MultiFlr	3	4.0	51	\$688,000	\$688,000	\$688,000	100.00%	\$568,800	1.21
13	34 Ridge Drive	RanchExp	5	3.0	13	\$715,000	\$715,000	\$715,000	100.00%	\$699,000	1.02
14	139 Hillside Avenue	Custom	5	4.0	11	\$799,900	\$799,900	\$800,000	100.01%	\$677,400	1.18
15	7 Alcott Drive	Custom	5	4.1	104	\$925,000	\$879,000	\$820,000	93.29%		
16	17 Balmoral Drive	Split Level	5	3.1	44	\$799,900	\$799,900	\$820,000	102.51%	\$728,600	1.13
17	106 N Ashby Avenue	Split Level	4	3.1	25	\$950,000	\$875,000	\$902,000	103.09%	\$591,800	1.52
18	7 Westmount Drive	Colonial	5	3.2	14	\$1,125,000	\$1,125,000	\$1,125,000	100.00%	\$1,215,400	0.93
19	34 Cobblewood Road	Colonial	5	3.1	1	\$1,100,000	\$1,100,000	\$1,160,000	105.45%		
20	7 Vanderbilt Drive	Contemp	5	5.2	20	\$1,500,000	\$1,500,000	\$1,295,000	86.33%	\$1,617,300	0.80
AVERAGE					34	\$736,140	\$726,755	\$708,150	97.97%		1.07

"Active" Listings in Livingston

Number of Units: 68
 Average List Price: \$1,106,501
 Average Days on Market: 89

"Under Contract" Listings in Livingston

Number of Units: 67
 Average List Price: \$1,039,216
 Average Days on Market: 52

Livingston 2021 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	34												34
List Price	\$726,755												\$726,755
Sales Price	\$708,150												\$708,150
SP:LP%	97.97%												97.97%
SP to AV	1.07												1.07
# Units Sold	20												20
3 Mo Rate of Ab	2.05												2.05
Active Listings	68												68
Under Contracts	67												67

Flashback! YTD 2020 vs YTD 2021

YTD	2020	2021	% Change
DOM	63	34	-46.63%
Sales Price	\$643,094	\$708,150	10.12%
LP:SP	97.83%	97.97%	0.14%
SP:AV	1.09	1.07	-2.09%



YTD	2020	2021	% Change
# Units Sold	24	20	-16.67%
Rate of Ab 3 Mo	3.58	2.05	-42.74%
Actives	95	68	-28.42%
Under Contracts	51	67	31.37%

Livingston Yearly Market Trends

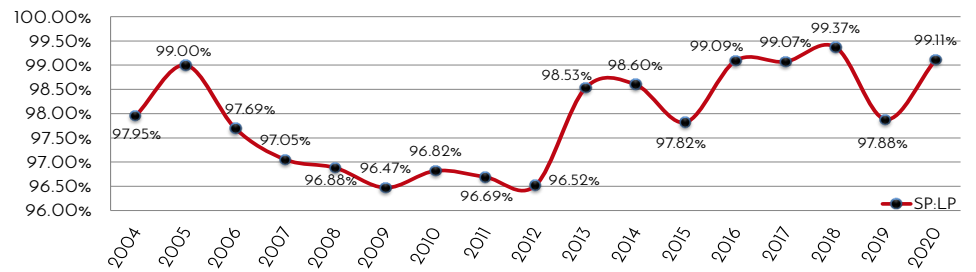
Average List Price vs. Sales Price



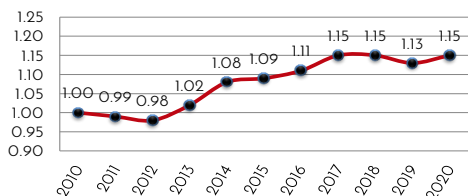
Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
LP	\$601,135	\$661,426	\$664,870	\$748,415	\$662,317	\$627,865	\$672,470	\$595,503	\$619,249	\$662,845	\$639,989	\$615,078	\$690,777	\$742,206	\$722,917	\$745,346	\$809,553
SP	\$582,177	\$650,679	\$648,695	\$720,875	\$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

Livingston Yearly Market Trends

Sales Price to List Price Ratios



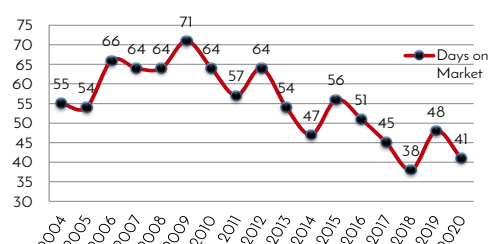
Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



Average Days on Market



Number of Units Sold

