



# Livingston

## February 2021 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	34 Manor Road	CapeCod	5	2.0	46	\$399,000	\$399,000	\$445,500	111.65%	\$431,300	1.03
2	23 Glendale Avenue	Split Level	3	1.0	8	\$435,000	\$435,000	\$488,000	112.18%	\$454,300	1.07
3	173 Laurel Avenue	Split Level	3	1.0	50	\$449,000	\$435,000	\$426,000	97.93%	\$334,800	1.27
4	404 S Livingston Avenue	Split Level	3	2.1	9	\$489,000	\$489,000	\$515,000	105.32%	\$457,500	1.13
5	26 Mount Pleasant Parkway	Split Level	3	2.0	34	\$520,000	\$484,900	\$465,000	95.90%	\$456,200	1.02
6	68 Palmer Drive	Colonial	4	2.1	154	\$600,000	\$550,000	\$525,000	95.45%	\$463,000	1.13
7	45 Carillon Circle	TwnIntUn	3	4.0	3	\$635,000	\$635,000	\$635,000	100.00%	\$567,600	1.12
8	6 Balmoral Drive	Bi-Level	4	1.1	17	\$646,700	\$600,000	\$585,000	97.50%	\$569,400	1.03
9	30 Rossmore Terrace	Bi-Level	4	3.0	43	\$699,900	\$699,900	\$726,000	103.73%	\$533,300	1.36
10	32 Kearney Terrace	RanchRas	3	3.0	30	\$700,000	\$675,000	\$680,000	100.74%	\$729,600	0.93
11	68 Eastbrook Terrace	Split Level	3	2.1	39	\$700,000	\$715,000	\$750,000	104.90%	\$525,000	1.43
12	15 Crossbrook Place	Split Level	4	2.1	5	\$725,000	\$725,000	\$765,000	105.52%	\$620,400	1.23
13	13 Washington Court	Custom	4	2.1	7	\$750,000	\$750,000	\$759,000	101.20%	\$650,000	1.17
14	66 Winged Foot Drive	TwnEndUn	3	3.1	18	\$760,000	\$760,000	\$750,000	98.68%	\$714,000	1.05
15	20 Concord Drive	Colonial	4	2.1	14	\$795,000	\$745,000	\$740,000	99.33%	\$668,600	1.11



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Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
16	13 Sparrow Drive	Split Level	4	2.1	7	\$825,000	\$825,000	\$865,000	104.85%	\$679,300	1.27
17	39 Pine Valley Road	TwndEndUn	3	3.1	139	\$839,000	\$820,000	\$780,000	95.12%	\$691,600	1.13
18	67 Winged Foot Drive	TwndEndUn	3	3.1	53	\$875,000	\$875,000	\$860,000	98.29%	\$764,000	1.13
19	21 Thurston Drive	Split Level	4	3.1	17	\$899,000	\$899,000	\$950,000	105.67%	\$571,600	1.66
20	44 Morningside Drive	Split Level	4	2.1	11	\$1,039,000	\$1,039,000	\$1,039,000	100.00%	\$804,200	1.29
21	5 Squier Court	Colonial	5	3.2	0	\$1,075,000	\$1,075,000	\$1,100,000	102.33%	\$1,017,600	1.08
22	85 Shrewsbury Drive	Colonial	6	3.2	94	\$1,175,000	\$1,175,000	\$1,125,000	95.74%	\$902,600	1.25
23	7 Windmere Court	Colonial	7	5.2	13	\$2,290,000	\$2,290,000	\$2,000,000	87.34%	\$2,296,400	0.87
AVERAGE					35	\$796,548	\$786,774	\$781,457	100.84%		1.16

### *"Active"* Listings in Livingston

Number of Units: 64  
Average List Price: \$1,061,964  
Average Days on Market: 72

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

Number of Units: 70  
Average List Price: \$1,023,661  
Average Days on Market: 58

# 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	35											34
List Price	\$726,755	\$786,774											\$726,755
Sales Price	\$708,150	\$781,457											\$708,150
SP:LP%	97.97%	100.84%											97.97%
SP to AV	1.07	1.16											1.07
# Units Sold	20	23											43
3 Mo Rate of Ab	2.05	2.39											2.22
Active Listings	68	64											66
Under Contracts	67	70											69

## Flashback! YTD 2020 vs YTD 2021

YTD	2020	2021	% Change
DOM	57	34	-40.35%
Sales Price	\$699,729	\$708,150	1.20%
LP:SP	98.74%	97.97%	-0.78%
SP:AV	1.07	1.07	0.55%



YTD	2020	2021	% Change
# Units Sold	36	20	-44.44%
Rate of Ab 3 Mo	4.15	2.39	-42.41%
Actives	113	64	-43.36%
Under Contracts	68	70	2.94%

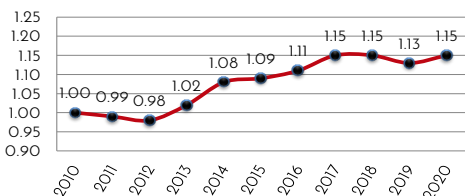
## Livingston Yearly Market Trends

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

Sales Price to Assessed Value Ratio

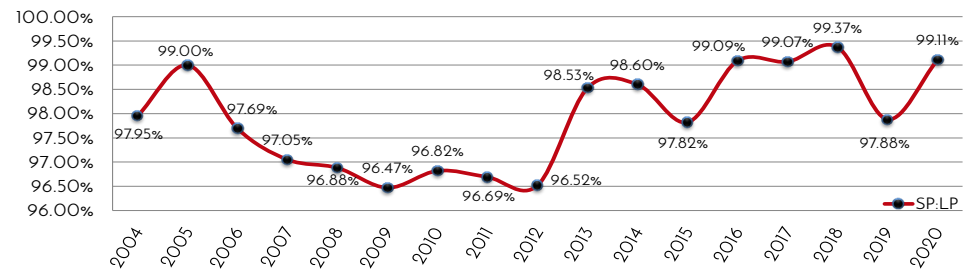


12 Month Rate of Absorption

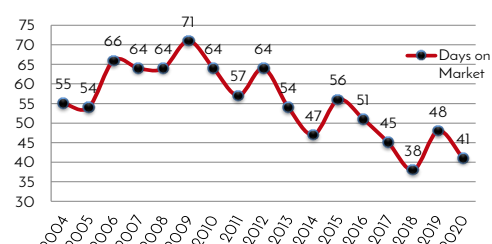


## Livingston Yearly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

