



Livingston

July 2021 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	170 Walnut Street	Colonial	3	1.1	1	\$415,000	\$415,000	\$420,000	101.20%	\$477,000	0.88
2	418 Kensington Lane	TwndEndUn	2	2.1	74	\$500,000	\$490,000	\$467,000	95.31%	\$518,900	0.90
3	5111 Pointe Gate Drive	OneFloor	2	2.1	64	\$514,900	\$499,000	\$480,000	96.19%	\$523,400	0.92
4	147 Jefferson Court	Colonial	3	2.0	39	\$485,000	\$485,000	\$485,000	100.00%	\$437,500	1.11
5	517 Kensington Lane	TwndEndUn	2	2.1	116	\$535,000	\$499,000	\$486,585	97.51%	\$495,300	0.98
6	329 Edmonton Court	TwndEndUn	2	2.0	8	\$489,000	\$489,000	\$490,000	100.20%	\$441,400	1.11
7	101 Crown Court	TwndEndUn	2	2.0	13	\$489,900	\$489,900	\$494,900	101.02%	\$465,000	1.06
8	20 Amherst Place	CapeCod	3	2.0	62	\$498,800	\$498,800	\$500,000	100.24%	\$426,800	1.17
9	14 Amherst Place	CapeCod	4	2.0	33	\$475,000	\$475,000	\$520,000	109.47%	\$418,100	1.24
10	5413 Pointe Gate Drive	OneFloor	2	2.1	146	\$549,000	\$539,000	\$529,000	98.14%	\$527,300	1.00
11	16 Deerfield Road	CapeCod	3	2.0	21	\$429,900	\$429,900	\$533,000	123.98%	\$414,800	1.28
12	18 Intervale Road	Colonial	3	2.0	1	\$545,000	\$545,000	\$545,000	100.00%	\$447,800	1.22
13	42 Old Road	Colonial	3	2.0	8	\$499,000	\$499,000	\$550,000	110.22%	\$488,700	1.13
14	6 Beverly Road	Colonial	4	2.0	38	\$599,000	\$599,000	\$580,000	96.83%	\$542,000	1.07
15	287 E Cedar Street	Ranch	4	2.2	14	\$579,000	\$579,000	\$581,500	100.43%	\$551,000	1.06
16	511 Kensington Lane	TwndIntUn	3	2.1	10	\$559,000	\$559,000	\$583,000	104.29%	\$536,000	1.09
17	16 Wynnewood Road	Colonial	3	1.1	10	\$549,000	\$549,000	\$585,000	106.56%	\$462,900	1.26
18	14 Stoney Hill Place	Colonial	3	1.1	13	\$595,000	\$595,000	\$590,000	99.16%	\$476,900	1.24
19	15 Belmont Drive	Split Level	3	1.1	19	\$629,000	\$629,000	\$599,000	95.23%	\$538,400	1.11
20	22 Hillside Avenue	Colonial	4	2.1	33	\$639,999	\$599,999	\$599,000	99.83%	\$528,500	1.13
21	34 Burnet Hill Road	Tudor	4	2.1	25	\$589,000	\$589,000	\$600,000	101.87%	\$524,100	1.14
22	456 S Livingston Avenue	CapeCod	3	2.0	7	\$549,000	\$549,000	\$602,000	109.65%	\$433,800	1.39
23	22 S Cedar Parkway	CapeCod	3	2.0	22	\$618,000	\$618,000	\$615,000	99.51%	\$546,600	1.13
24	102 S Ashby Avenue	Split Level	3	1.1	7	\$599,000	\$599,000	\$643,500	107.43%	\$477,100	1.35
25	41 Shadowlawn Drive	Split Level	3	2.1	1	\$679,000	\$679,000	\$679,000	100.00%	\$560,400	1.21



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26	6 Kingston Drive	Ranch	3	2.1	13	\$650,000	\$650,000	\$715,000	110.00%	\$605,700	1.18
27	14 Dickinson Lane	CapeCod	4	2.1	8	\$759,900	\$759,900	\$740,000	97.38%	\$497,700	1.49
28	11 Champion Boulevard	TwnEndUn	3	3.1	45	\$818,000	\$748,000	\$740,000	98.93%	\$746,000	0.99
29	19 Beresford Lane	TwnEndUn	3	2.2	8	\$690,000	\$690,000	\$750,000	108.70%	\$673,200	1.11
30	79 N Mitchell Avenue	Split Level	3	2.1	9	\$655,000	\$655,000	\$752,000	114.81%	\$556,200	1.35
31	7 Bellcourt Place	TwnIntUn	3	2.2	12	\$799,000	\$799,000	\$790,000	98.87%	\$659,700	1.20
32	6 Crestview Hill Road	Colonial	4	3.1	23	\$725,000	\$725,000	\$812,000	112.00%	\$559,700	1.45
33	11 Tuxedo Drive	Bi-Level	5	3.0	0	\$825,000	\$825,000	\$825,000	100.00%	\$713,100	1.16
34	27 Hickory Place	Colonial	5	3.1	24	\$849,000	\$849,000	\$849,000	100.00%	\$633,800	1.34
35	16 Oxford Drive	Split Level	4	2.1	12	\$850,000	\$850,000	\$852,000	100.24%	\$720,500	1.18
36	8 Highland Drive	Split Level	4	3.0	12	\$775,000	\$775,000	\$853,000	110.06%	\$599,600	1.42
37	71 Shrewsbury Drive	Ranch	4	3.0	21	\$889,000	\$889,000	\$863,000	97.08%	\$727,400	1.19
38	4 Bear Brook Court	Custom	6	3.0	18	\$905,000	\$905,000	\$885,000	97.79%	\$689,100	1.28
39	8 Bellcourt Place	TwnIntUn	3	3.2	1	\$900,000	\$900,000	\$900,000	100.00%	\$676,100	1.33
40	193 N Livingston Avenue	Colonial	5	5.0	8	\$899,000	\$899,000	\$925,000	102.89%		
41	31 Bryant Drive	Split Level	4	2.2	7	\$850,000	\$850,000	\$940,000	110.59%	\$660,200	1.42
42	663 S Orange Avenue	Colonial	4	2.1	20	\$948,000	\$948,000	\$960,000	101.27%	\$859,000	1.12
43	62 Edgemere Road	Colonial	4	2.1	13	\$929,000	\$929,000	\$980,000	105.49%	\$791,000	1.24
44	2 Tremont Terrace	Ranch	4	3.0	8	\$899,000	\$899,000	\$999,000	111.12%	\$787,300	1.27
45	17 Spring Road	Colonial	4	2.1	16	\$825,000	\$825,000	\$999,000	121.09%	\$706,300	1.41
46	26 Washington Court	Split Level	5	3.1	36	\$975,000	\$975,000	\$999,999	102.56%	\$792,200	1.26
47	60 Shrewsbury Drive	Ranch	3	3.2	11	\$928,000	\$928,000	\$1,030,000	110.99%	\$815,300	1.26
48	13 Brookside Place	Colonial	5	4.1	1	\$1,150,000	\$1,150,000	\$1,155,000	100.43%		
49	18 Mountain Ridge Drive	Tudor	5	3.2	8	\$1,195,000	\$1,195,000	\$1,300,000	108.79%	\$1,369,500	0.95
50	61 Melrose Drive	Colonial	5	4.1	11	\$1,350,000	\$1,350,000	\$1,360,000	100.74%	\$991,400	1.37



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51	6 Rosedale Terrace	Colonial	5	2.2	7	\$1,295,000	\$1,295,000	\$1,425,000	110.04%	\$917,900	1.55
52	313 Walnut Street	Colonial	6	4.1	19	\$1,575,000	\$1,575,000	\$1,465,000	93.02%	\$1,012,100	1.45
53	58 Burnet Hill Road	Colonial	6	5.2	18	\$1,645,000	\$1,645,000	\$1,470,000	89.36%	\$1,575,400	0.93
54	24 Blackstone Drive	Colonial	6	5.1	14	\$1,777,000	\$1,777,000	\$1,777,000	100.00%	\$1,424,700	1.25
55	17 Sunshine Lane	Colonial	6	4.2	11	\$2,595,000	\$2,595,000	\$2,495,000	96.15%	\$1,708,200	1.46
56	9 Devonshire Road	Colonial	6	5.2	23	\$3,095,000	\$3,095,000	\$2,800,000	90.47%	\$1,864,100	1.50
AVERAGE					22	\$850,525	\$847,277	\$860,062	102.77%		1.21

Active Listings in Livingston

Number of Units: 83
 Average List Price: \$1,073,238
 Average Days on Market: 41

Under Contract Listings in Livingston

Number of Units: 109
 Average List Price: \$1,131,886
 Average Days on Market: 41

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	37	44	46	40	22						36
List Price	\$726,755	\$786,774	\$748,685	\$733,587	\$819,816	\$842,824	\$847,277						\$802,798
Sales Price	\$708,150	\$781,457	\$755,731	\$753,129	\$828,956	\$856,964	\$860,062						\$811,439
SP:LP%	97.97%	100.84%	101.69%	104.01%	101.63%	102.47%	102.77%						102.01%
SP to AV	1.07	1.16	1.18	1.18	1.16	1.19	1.21						1.18
# Units Sold	20	23	26	31	37	58	56						251
3 Mo Rate of Ab	2.05	2.39	2.48	2.49	2.06	1.97	1.72						2.17
Active Listings	68	64	66	65	67	76	83						70
Under Contracts	67	70	82	118	131	120	109						100

Flashback! YTD 2020 vs YTD 2021

YTD	2020	2021	% Change
DOM	49	36	-26.43%
Sales Price	\$741,123	\$811,439	9.49%
LP:SP	98.59%	102.01%	3.47%
SP:AV	1.11	1.18	6.32%



YTD	2020	2021	% Change
# Units Sold	179	251	40.22%
Rate of Ab 3 Mo	4.15	1.72	-58.55%
Actives	117	83	-29.06%
Under Contracts	129	109	-15.50%

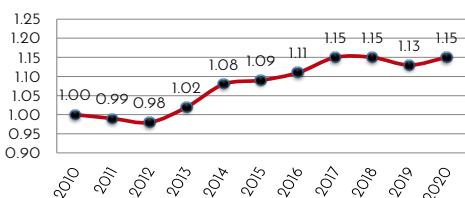
Livingston Yearly Market Trends

Average List Price vs. Sales Price

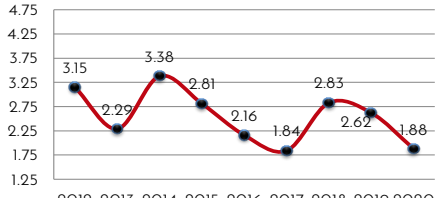


Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
LP	\$601,135	\$661,426	\$664,870	\$748,415	\$662,317	\$627,865	\$672,470	\$595,503	\$619,249	\$662,845	\$639,989	\$615,078	\$690,777	\$742,206	\$722,917	\$745,346	\$809,553
SP	\$582,177	\$650,679	\$648,695	\$720,875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

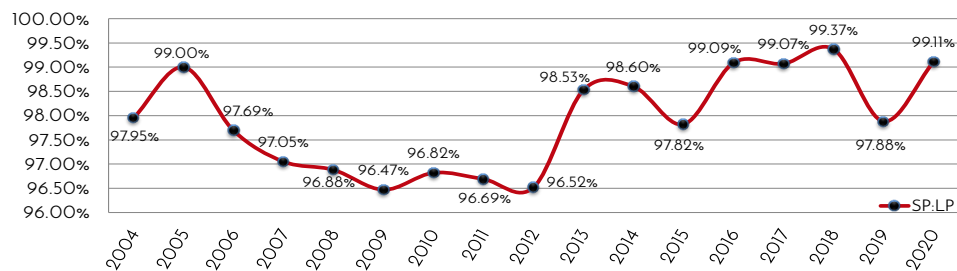


12 Month Rate of Absorption

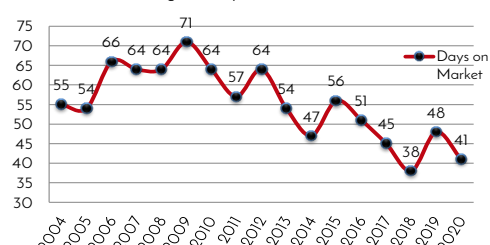


Livingston Yearly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

