

Livingston

November 2020 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	58 Amherst Place	Colonial	3	1.0	1	\$350,000	\$350,000	\$345,000	98.57%	\$404,600	0.85
2	75 Mounthaven Drive	Colonial	3	1.1	1	\$330,000	\$330,000	\$360,000	109.09%	\$404,500	0.89
3	16 Demarest Road	Ranch	3	1.0	4	\$375,000	\$375,000	\$380,000	101.33%	\$412,000	0.92
4	50 Oakwood Avenue	CapeCod	2	1.0	6	\$345,900	\$345,900	\$390,000	112.75%	\$325,800	1.20
5	52 Brookside Avenue	Colonial	3	1.1	42	\$489,000	\$479,000	\$420,000	87.68%	\$428,700	0.98
6	23 Briar Cliff Road	Colonial	3	1.1	33	\$450,000	\$450,000	\$445,000	98.89%	\$395,100	1.13
7	41 Brookside Avenue	Colonial	3	1.1	52	\$475,000	\$475,000	\$475,000	100.00%	\$448,700	1.06
8	190 N Livingston Avenue	Colonial	4	3.0	13	\$479,000	\$479,000	\$479,000	100.00%	\$433,400	1.11
9	4 Hazelwood Avenue	CapeCod	3	2.0	128	\$549,950	\$489,950	\$480,000	97.97%	\$355,000	1.35
10	43 Berkeley Place	Colonial	4	2.0	71	\$525,000	\$525,000	\$505,000	96.19%	\$399,300	1.26
11	72 Amelia Avenue	Split Level	3	1.1	13	\$499,000	\$499,000	\$510,000	102.20%	\$471,400	1.08
12	218 Kensington Lane	TwnEndUn	2	2.1	12	\$510,000	\$510,000	\$522,000	102.35%	\$487,700	1.07
13	18 Taft Court	Split Level	3	1.1	10	\$520,000	\$520,000	\$550,000	105.77%	\$541,600	1.02
14	31 Brookside Avenue	Colonial	3	1.1	16	\$540,000	\$540,000	\$567,000	105.00%	\$532,300	1.07
15	210 E Cedar Street	Colonial	5	2.1	104	\$649,000	\$599,000	\$570,000	95.16%	\$534,200	1.07
16	16 Bryant Drive	Split Level	3	2.1	14	\$548,900	\$548,900	\$575,000	104.75%	\$494,400	1.16
17	161 W Northfield Road	Colonial	4	2.1	6	\$595,000	\$595,000	\$591,000	99.33%	\$465,700	1.27
18	10 Longacre Drive	Colonial	4	2.1	9	\$585,000	\$585,000	\$598,000	102.22%	\$521,000	1.15
19	19 Hillside Terrace	RanchExp	4	3.0	15	\$640,000	\$640,000	\$615,000	96.09%	\$552,400	1.11
20	27 Mc Call Avenue	Colonial	3	2.0	57	\$649,000	\$619,000	\$619,000	100.00%	\$423,800	1.46
21	5 Riker Hill Road	Split Level	4	2.0	26	\$649,000	\$649,000	\$635,000	97.84%	\$507,700	1.25
22	57 Baker Road	Ranch	3	2.1	17	\$649,900	\$649,900	\$637,000	98.02%	\$630,800	1.01
23	23 Hillside Avenue	Colonial	4	2.1	39	\$668,000	\$668,000	\$675,000	101.05%	\$528,800	1.28
24	30 Baker Road	Colonial	4	2.2	159	\$869,000	\$699,900	\$680,000	97.16%	\$635,500	1.07
25	6 Rale Terrace	Split Level	3	2.1	12	\$679,000	\$679,000	\$700,000	103.09%	\$637,600	1.10
26	1 Bellcourt Place	TwnEndUn	3	3.1	73	\$765,000	\$729,000	\$715,000	98.08%	\$782,900	0.91
27	1210 Town Center Way	OneFloor	3	2.1	81	\$825,000	\$825,000	\$755,000	91.52%	\$680,500	1.11
28	184 E Cedar Street	Contemp	5	3.0	49	\$888,000	\$798,700	\$765,000	95.78%	\$644,300	1.19
29	28 Rossmore Terrace	Split Level	5	3.0	14	\$850,000	\$799,000	\$765,000	95.74%	\$498,400	1.53
30	31 Concord Drive	Colonial	4	3.1	15	\$749,900	\$749,900	\$786,000	104.81%	\$661,000	1.19

COMPASS

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31	16 Mt Vernon Court	Ranch	4	3.1	53	\$839,900	\$825,000	\$830,000	100.61%	\$796,900	1.04
32	68 W Hobart Gap Road	Colonial	4	2.1	73	\$856,000	\$856,000	\$850,000	99.30%	\$325,000	2.62
33	8 Nottingham Road	Split Level	5	3.1	131	\$1,150,000	\$1,150,000	\$999,000	86.87%	\$955,100	1.05
34	18 Trinity Drive	Bi-Level	5	3.1	1	\$999,000	\$999,000	\$999,000	100.00%	\$967,800	
35	9 Mansfield Court	Split Level	4	3.1	12	\$980,000	\$980,000	\$999,999	102.04%	\$515,600	1.94
36	39 Scarsdale Drive	Colonial	5	3.1	55	\$1,199,000	\$1,149,000	\$1,055,000	91.82%	\$984,300	1.07
37	31 Fawn Drive	Contemp	4	4.1	85	\$1,250,000	\$1,190,000	\$1,060,000	89.08%	\$902,500	1.17
38	29 Stonewall Drive	Ranch	3	3.0	12	\$1,060,000	\$1,060,000	\$1,060,000	100.00%	\$866,600	1.22
39	3 Heather Lane	Ranch	5	3.1	10	\$1,149,000	\$1,149,000	\$1,110,000	96.61%	\$839,300	1.32
40	31 Baker Road	Colonial	5	3.1	11	\$1,175,000	\$1,175,000	\$1,125,000	95.74%	\$993,200	1.13
41	67 Rockledge Drive	Colonial	5	3.1	1	\$1,149,000	\$1,149,000	\$1,218,000	106.01%	\$1,065,100	1.14
42	6 Rosewood Court	Colonial	5	4.0	70	\$1,240,000	\$1,240,000	\$1,240,000	100.00%		
43	10 Rosewood Court	Colonial	4	3.1	3	\$1,300,000	\$1,300,000	\$1,275,000	98.08%		
44	2 Cliffside Drive	Colonial	5	4.1	5	\$1,349,000	\$1,349,000	\$1,350,000	100.07%	\$1,273,400	1.06
45	321 Walnut Street	Colonial	5	3.2	105	\$1,550,000	\$1,425,000	\$1,390,000	97.54%		
46	10 Putnam Road	Ranch	5	4.1	18	\$1,439,000	\$1,439,000	\$1,429,000	99.31%	\$1,142,000	1.25
47	30 Westmount Drive	Colonial	6	8.2	117	\$2,395,000	\$2,395,000	\$1,815,000	75.78%	\$2,600,000	0.70
48	24 Mountain Ridge Drive	Custom	6	6.2	120	\$2,295,000	\$2,095,000	\$1,907,500	91.05%	\$2,250,000	0.85
AVERAGE					41	\$855,676	\$835,982	\$808,781	98.51%		1.17

"Active" Listings in Livingston

Number of Units: 87
 Average List Price: \$1,046,306
 Average Days on Market: 88

"Under Contract" Listings in Livingston

Number of Units: 66
 Average List Price: \$1,044,343
 Average Days on Market: 38

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	41		42
List Price	\$659,050	\$812,075	\$764,605	\$632,971	\$759,200	\$830,781	\$796,400	\$966,263	\$780,925	\$813,824	\$835,982		\$812,010
Sales Price	\$643,094	\$813,000	\$751,973	\$629,292	\$747,743	\$809,887	\$776,823	\$952,953	\$769,615	\$809,064	\$808,781		\$798,379
SP:LP%	97.83%	100.56%	98.43%	99.73%	98.81%	98.11%	98.20%	99.42%	99.11%	100.71%	98.51%		99.11%
SP to AV	1.09	1.00	1.11	1.19	1.06	1.12	1.09	1.19	1.18	1.18	1.17		1.15
# Units Sold	24	12	22	24	19	31	47	71	66	63	48		427
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	1.50		3.57
Active Listings	95	113	104	100	113	124	117	108	100	96	87		105
Under Contracts	51	68	61	51	69	106	129	114	94	82	66		81

Flashback! YTD 2019 vs YTD 2020

YTD	2019	2020	% Change
DOM	48	42	-11.63%
Sales Price	\$719,608	\$798,379	10.95%
LP:SP	98.02%	99.11%	1.11%
SP:AV	1.13	1.15	1.50%



YTD	2019	2020	% Change
# Units Sold	333	427	28.23%
Rate of Ab 3 Mo	3.90	1.50	-61.54%
Actives	105	87	-17.14%
Under Contracts	53	66	24.53%

Livingston Yearly Market Trends

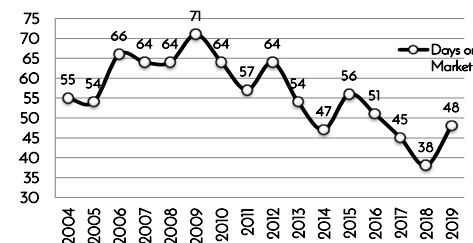


Livingston Yearly Market Trends

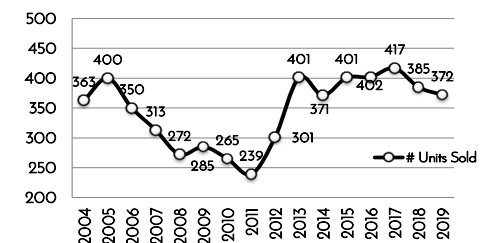


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
LP	\$601,135	\$661,426	\$664,870	\$748,415	\$662,317	\$627,865	\$672,470	\$595,503	\$619,249	\$662,845	\$639,989	\$615,076	\$690,777	\$742,206	\$722,917	\$745,346
SP	\$582,177	\$650,679	\$648,695	\$720,875	\$638,797	\$597,355	\$649,233	\$573,206	\$595,914	\$649,260	\$629,350	\$652,729	\$677,959	\$729,648	\$713,672	\$724,006

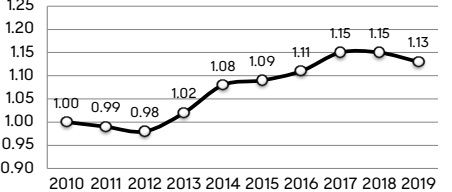
Average Days on Market



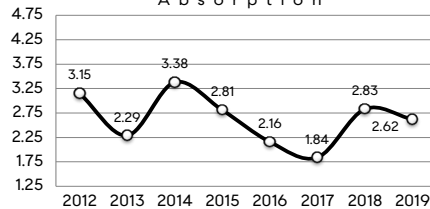
Number of Units Sold



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.