

# Livingston December 2020 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	1403 Pointe Gate Drive	OneFloor	2	2.0	22	\$390,000	\$390,000	\$370,000	94.87%	\$371,800	1.00
2	8 Symington Avenue	Ranch	2	2.0	13	\$425,000	\$425,000	\$425,000	100.00%	\$433,300	0.98
3	24 Congressional Parkway	Colonial	2	1.0	44	\$430,000	\$430,000	\$440,000	102.33%	\$364,100	1.21
4	120 W Northfield Road	Colonial	3	2.0	66	\$468,000	\$449,000	\$450,000	100.22%	\$320,300	1.40
5	167 Hillside Avenue	CapeCod	4	2.0	28	\$495,000	\$495,000	\$485,000	97.98%	\$396,600	1.22
6	22 Herbert Terrace	Colonial	3	1.0	31	\$499,900	\$499,900	\$492,000	98.42%	\$420,400	1.17
7	52 Bryant Drive	SplitLev	3	1.1	2	\$489,000	\$489,000	\$495,000	101.23%	\$446,500	1.11
8	104 N Livingston Avenue	Split Level	4	2.1	18	\$449,000	\$449,000	\$500,000	111.36%	\$461,900	1.08
9	18 Winchester Road	Colonial	4	1.1	11	\$515,000	\$515,000	\$533,330	103.56%	\$477,900	1.12
10	62 Bryant Drive	Split Level	3	2.0	21	\$539,000	\$539,000	\$540,000	100.19%	\$493,000	1.10
11	216 Edmonton Court	TwndEndUn	3	2.1	47	\$575,000	\$550,000	\$555,000	100.91%	\$541,900	1.02
12	48 Wingate Drive	Colonial	5	2.1	21	\$600,000	\$600,000	\$586,000	97.67%	\$699,000	0.84
13	5 Springbrook Road	Ranch	3	2.1	27	\$609,900	\$590,000	\$590,000	100.00%	\$468,200	1.26
14	37 Lincoln Avenue	Colonial	3	3.0	11	\$619,000	\$619,000	\$610,000	98.55%	\$495,600	1.23
15	4 Dorrien Road	Split Level	3	2.1	31	\$649,900	\$649,900	\$630,000	96.94%	\$632,100	1.00
16	22 Highland Drive	Ranch	3	2.0	30	\$685,000	\$625,000	\$635,000	101.60%	\$589,600	1.08
17	43 Carillon Circle	MultiFlr	3	4.0	1	\$678,000	\$678,000	\$637,500	94.03%	\$567,600	1.12
18	90 Martin Road	Bi-Level	5	2.0	11	\$650,000	\$650,000	\$650,000	100.00%	\$589,000	1.10
19	16 Rossmore Terrace	Split Level	6	3.0	9	\$650,000	\$650,000	\$687,000	105.69%	\$613,400	1.12
20	10 Mayhew Drive	SplitLev	4	2.1	11	\$649,900	\$649,900	\$715,000	110.02%	\$550,700	1.30
21	7 Balmoral Drive	Split Level	4	1.1	26	\$735,000	\$735,000	\$725,000	98.64%	\$608,900	1.19
22	19 N Ashby Avenue	Colonial	4	3.0	8	\$700,000	\$700,000	\$740,000	105.71%	\$605,900	1.22
23	1 Crossbrook Road	Colonial	4	3.1	44	\$799,000	\$799,000	\$785,000	98.25%	\$733,500	1.07
24	3 Marberne Terrace	Split Level	5	3.1	7	\$849,000	\$849,000	\$865,000	101.88%	\$878,800	0.98
25	9 Fredon Drive	Colonial	4	3.1	14	\$845,000	\$845,000	\$870,000	102.96%	\$739,900	1.18

**COMPASS**

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26	155 W Hobart Gap Road	Custom	4	2.1	46	\$899,000	\$899,000	\$899,000	100.00%	\$826,900	1.09
27	34 Royal Avenue	Custom	5	3.0	7	\$924,900	\$924,900	\$950,000	102.71%		
28	16 Fernwood Road	Custom	5	4.0	70	\$1,150,000	\$1,150,000	\$1,160,000	100.87%		
29	30 Cornell Drive	Colonial	5	3.2	81	\$1,360,000	\$1,360,000	\$1,200,000	88.24%	\$1,259,400	0.95
30	11 Post Lane	Custom	5	7.1	85	\$1,599,000	\$1,399,000	\$1,210,000	86.49%	\$1,600,000	0.76
31	4 Rosewood Court	Colonial	4	3.1	43	\$1,325,000	\$1,325,000	\$1,285,000	96.98%	\$1,147,400	1.12
32	57 Walnut Street	Contemp	5	3.2	10	\$1,350,000	\$1,350,000	\$1,350,000	100.00%		
33	8 Mountain Ridge Drive	Colonial	4	3.1	35	\$1,598,000	\$1,498,000	\$1,350,000	90.12%	\$1,227,200	1.10
34	28 Mountain Ridge Drive	RanchExp	5	4.2	7	\$1,699,000	\$1,699,000	\$1,365,000	80.34%	\$1,772,700	0.77
AVERAGE					28	\$791,162	\$778,694	\$758,230	99.08%		1.09

## *"Active"* Listings in Livingston

Number of Units: 68  
 Average List Price: \$1,072,540  
 Average Days on Market: 99

## *"Under Contract"* Listings in Livingston

Number of Units: 55  
 Average List Price: \$1,049,613  
 Average Days on Market: 46

# 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	28	41
List Price	\$659,050	\$812,075	\$764,605	\$632,971	\$759,200	\$830,781	\$796,400	\$966,263	\$780,925	\$813,824	\$835,982	\$778,694	\$809,553
Sales Price	\$643,094	\$813,000	\$751,973	\$629,292	\$747,743	\$809,887	\$776,823	\$952,953	\$769,615	\$809,064	\$808,781	\$758,230	\$795,418
SP:LP%	97.83%	100.56%	98.43%	99.73%	98.81%	98.11%	98.20%	99.42%	99.11%	100.71%	98.51%	99.08%	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	1.09	1.15
# Units Sold	24	12	22	24	19	31	47	71	66	63	48	34	461
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	1.55	3.40
Active Listings	95	113	104	100	113	124	117	108	100	96	87	68	102
Under Contracts	51	68	61	51	69	106	129	114	94	82	66	55	79

## Flashback! YTD 2019 vs YTD 2020

YTD	2019	2020	% Change
DOM	48	41	-14.46%
Sales Price	\$724,006	\$795,418	9.86%
LP:SP	97.88%	99.11%	1.26%
SP:AV	1.13	1.15	1.42%



YTD	2019	2020	% Change
# Units Sold	372	461	23.92%
Rate of Ab 3 Mo	3.00	1.55	-48.33%
Actives	78	68	-12.82%
Under Contracts	47	55	17.02%

## Livingston Yearly Market Trends

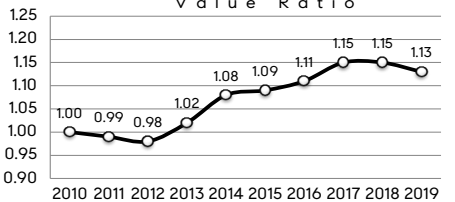


## Livingston Yearly Market Trends

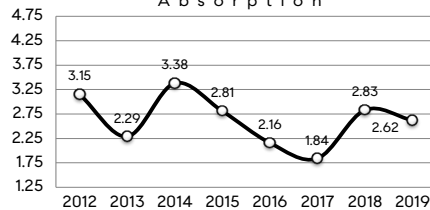


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
LP	\$601,135	\$661,426	\$664,870	\$748,415	\$662,317	\$627,865	\$672,470	\$595,503	\$619,249	\$662,845	\$639,989	\$615,076	\$690,777	\$742,206	\$722,917	\$745,346
SP	\$582,177	\$650,679	\$648,695	\$720,875	\$638,797	\$597,355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

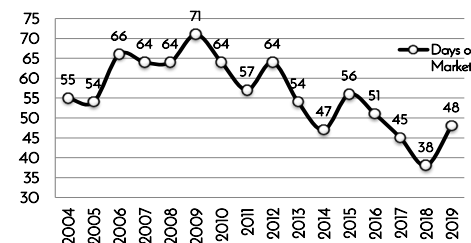
### Sales Price to Assessed Value Ratio



### 12 Month Rate of Absorption



### Average Days on Market



### Number of Units Sold

