

Livingston

November 2015 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	174 E Cedar Street	Colonial	3	1.0	9	\$325,000	\$325,000	\$279,000	85.85%	\$343,000	0.81
2	223 W Mt Pleasant Avenue	Ranch	3	1.0	155	\$349,999	\$349,999	\$312,500	89.29%	\$350,700	0.89
3	41 E Cedar Street	CapeCod	2	1.1	7	\$364,000	\$364,000	\$360,000	98.90%	\$374,500	0.96
4	19 Royal Avenue	Colonial	3	2.0	120	\$389,000	\$389,000	\$363,000	93.32%	\$401,100	0.91
5	16 Crest View Hill Road	Colonial	3	1.1	15	\$389,000	\$389,000	\$390,000	100.26%	\$416,400	0.94
6	39 S Ashby Avenue	Colonial	3	2.1	108	\$540,000	\$469,000	\$465,000	99.15%	\$475,800	0.98
7	68 N Mitchell Avenue	Bi-Level	4	1.1	17	\$489,900	\$489,900	\$468,000	95.53%	\$482,200	0.97
8	238 Walnut Street	Ranch	4	3.0	40	\$490,000	\$490,000	\$480,000	97.96%	\$602,900	0.80
9	4 Hamilton Lane	Colonial	3	2.1	83	\$549,000	\$530,000	\$500,000	94.34%	\$446,700	1.12
10	105 Walnut Street	Ranch	6	4.1	83	\$525,000	\$525,000	\$505,000	96.19%	\$590,000	0.86
11	39 West Lawn Road	Colonial	3	2.1	169	\$588,000	\$539,900	\$535,000	99.09%	\$422,700	1.27
12	8 Boynton Drive	Split Level	4	2.1	64	\$649,900	\$624,900	\$615,000	98.42%	\$529,400	1.16
13	60 Carillon Circle	TwnIntUn	3	2.2	48	\$664,900	\$664,900	\$684,420	102.94%		
14	14 Glannon Road	Colonial	4	2.1	8	\$695,000	\$695,000	\$693,500	99.78%		
15	64 Carillon Circle	TwnIntUn	3	2.2	83	\$699,900	\$699,900	\$699,900	100.00%	\$175,000	4.00
16	9 Rosedale Terrace	RanchExp	4	3.0	11	\$750,000	\$750,000	\$750,000	100.00%	\$681,900	1.10
17	41 Scarsdale Drive	Colonial	5	3.1	33	\$789,000	\$789,000	\$775,000	98.23%	\$797,000	0.97
18	118 Sycamore Avenue	Colonial	4	2.1	92	\$899,000	\$799,000	\$780,000	97.62%		
19	58 Carillon Circle	TwnIntUn	3	2.2	20	\$788,095	\$799,000	\$788,095	98.64%		
20	11 Driftwood Drive	Contemp	5	5.1	22	\$995,000	\$995,000	\$975,000	97.99%	\$1,033,200	0.94
21	31 Baker Road	Custom	5	3.1	10	\$1,098,000	\$1,098,000	\$1,068,000	97.27%		
AVERAGE					57	\$620,366	\$608,357	\$594,591	97.18%		1.17

"ACTIVE" LISTINGS IN LIVINGSTON

Number of Units: 130
 Average List Price: \$1,039,073
 Average Days on Market: 96

"UNDER CONTRACT" LISTINGS IN LIVINGSTON

Number of Units: 62
 Average List Price: \$846,650
 Average Days on Market: 85

Livingston 2015 Year to Date Market Trends

	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	85	75	54	70	89	39	39	50	45	55	57		55
List Price	\$793,342	\$681,711	\$773,843	\$727,012	\$796,538	\$646,806	\$710,230	\$655,391	\$682,573	\$636,616	\$608,357		\$692,223
Sales Price	\$743,053	\$650,639	\$757,153	\$715,788	\$763,954	\$637,120	\$701,949	\$644,872	\$669,439	\$621,060	\$594,591		\$676,265
Sales Price as a % of List Price	96.46%	95.82%	97.34%	98.56%	97.27%	98.46%	98.71%	98.37%	97.65%	97.57%	97.18%		97.87%
Sales Price to Assessed Value	1.04	0.99	1.07	1.11	1.02	1.05	1.11	1.10	1.08	1.06	1.17		1.09
# Units Sold	19	18	21	38	24	54	44	55	45	25	21		364
Active Listings	112	103	123	161	165	175	169	138	145	138	130		142
Under Contracts	61	77	91	105	123	107	104	91	68	74	63		88

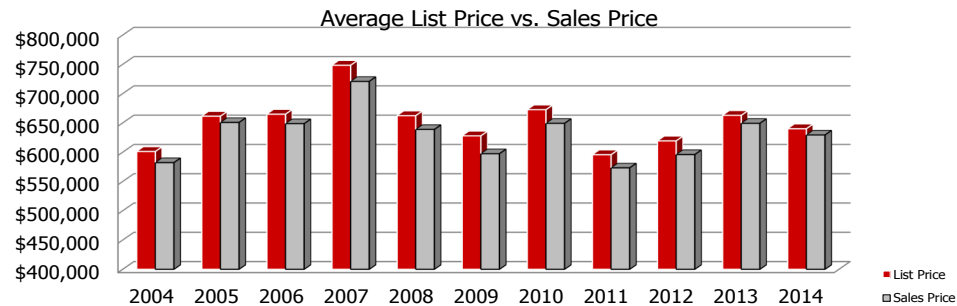
Flashback! YTD 2014 vs YTD 2015

	2014	2015	% Change
Days on Market	48	55	15.17%
Sales Price	\$624,675	\$676,265	8.26%
Sales Price as a % of List Price	98.63%	97.87%	-0.77%

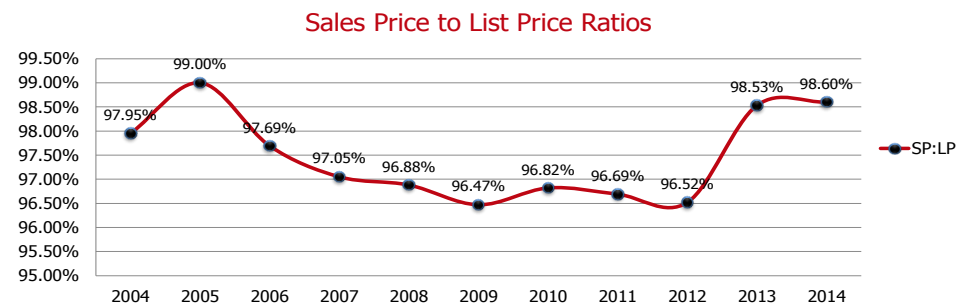


	2014	2015	% Change
# Units Sold	332	364	9.64%
Active Listings	119	130	9.24%
Under Contracts	69	63	-8.70%

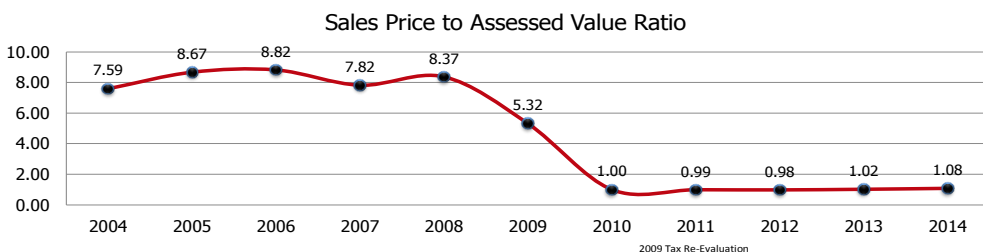
Livingston Yearly Market Trends



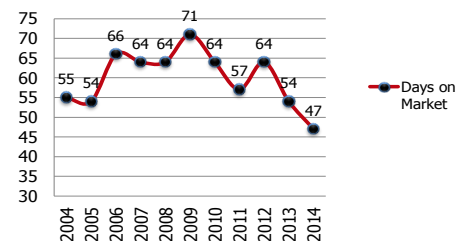
Livingston Yearly Market Trends



	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
LP	\$601,135	\$661,426	\$664,870	\$748,413	\$662,317	\$627,865	\$672,470	\$595,503	\$619,248	\$662,845	\$639,989
SP	\$582,177	\$650,679	\$648,695	\$720,873	\$638,797	\$597,355	\$649,233	\$573,206	\$595,914	\$649,260	\$629,350



Average Days on Market



Number of Units Sold

