

Livingston

October 2015 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	3305 Pointe Gate Drive	OneFloor	2	2.0	36	\$325,000	\$315,000	\$312,500	99.21%	\$388,700	0.80
2	10 Wardell Road	CapeCod	3	1.1	34	\$365,000	\$339,000	\$325,000	95.87%	\$314,800	1.03
3	25 Maplewood Drive	CapeCod	3	1.0	83	\$365,000	\$348,800	\$330,000	94.61%	\$377,900	0.87
4	60 E McClellan Avenue	CapeCod	5	3.0	104	\$424,900	\$424,900	\$355,000	83.55%	\$500,200	0.71
5	204 E Cedar Street	Colonial	3	1.1	63	\$369,000	\$369,000	\$365,000	98.92%	\$280,000	1.30
6	16 Hawthorne Drive	Ranch	3	2.0	102	\$424,900	\$424,900	\$403,500	94.96%	\$409,100	0.99
7	56 Amelia Avenue	Split Level	3	1.2	60	\$459,000	\$450,000	\$426,000	94.67%	\$407,400	1.05
8	32 Irving Avenue	Colonial	3	1.1	20	\$455,000	\$455,000	\$452,500	99.45%	\$402,200	1.13
9	115 Fellswood Drive	Ranch	3	2.0	46	\$485,000	\$469,000	\$466,000	99.36%	\$440,000	1.06
10	39 Crescent Road	Colonial	4	1.1	21	\$499,900	\$499,900	\$475,000	95.02%	\$468,300	1.01
11	79 N Mitchell Avenue	Split Level	3	1.2	63	\$549,000	\$519,999	\$500,000	96.15%	\$494,000	1.01
12	44 Sycamore Avenue	Ranch	4	3.0	28	\$525,000	\$525,000	\$525,000	100.00%	\$523,900	1.00
13	25 Fieldstone Drive	Split Level	4	2.0	25	\$545,000	\$545,000	\$530,000	97.25%	\$450,000	1.18
14	10 Marlo Road	Split Level	4	2.1	12	\$539,900	\$539,900	\$536,000	99.28%	\$439,100	1.22
15	12 Fairfax Drive	Split Level	4	2.0	38	\$598,000	\$598,000	\$545,000	91.14%	\$450,200	1.21
16	321 Hillside Avenue	Colonial	3	2.0	22	\$550,000	\$550,000	\$545,000	99.09%	\$551,500	0.99
17	915 Kensington Lane	TwndEndUn	3	2.1	129	\$575,000	\$565,000	\$556,000	98.41%	\$479,800	1.16
18	8 Dawson Terrace	Split Level	4	2.1	13	\$638,000	\$638,000	\$625,000	97.96%	\$576,100	1.08
19	19 Rossmore Terrace	Colonial	4	2.2	34	\$679,000	\$668,000	\$650,000	97.31%	\$508,000	1.28
20	29 Pine Valley Road	TwndIntUn	3	3.1	28	\$685,000	\$685,000	\$680,000	99.27%	\$610,500	1.11

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21	4209 Pointe Gate Drive	OneFloor	3	3.1	106	\$698,000	\$698,000	\$740,000	106.02%	\$720,000	1.03
22	94 Fellswood Drive	Colonial	5	3.0	30	\$768,000	\$768,000	\$760,000	98.96%		
23	71 Winchester Road	Custom	5	4.0	85	\$925,000	\$925,000	\$935,000	101.08%		
24	3 Sunshine Lane	Colonial	5	4.2	128	\$900,000	\$900,000	\$975,000	108.33%		
25	11 Wilshire Drive	Colonial	7	5.1	75	\$2,695,000	\$2,695,000	\$2,514,000	93.28%		
AVERAGE					55	\$641,704	\$636,616	\$621,060	97.57%		1.06

"ACTIVE" LISTINGS IN LIVINGSTON

Number of Units: 138
Average List Price: \$1,049,213
Average Days on Market: 89

"UNDER CONTRACT" LISTINGS IN LIVINGSTON

Number of Units: 74
Average List Price: \$788,584
Average Days on Market: 72

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			55
List Price	\$793,342	\$681,711	\$773,843	\$727,012	\$796,538	\$646,806	\$710,230	\$655,391	\$682,573	\$636,616			\$697,358
Sales Price	\$743,053	\$650,639	\$757,153	\$715,788	\$763,954	\$637,120	\$701,949	\$644,872	\$669,439	\$621,060			\$681,265
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%			97.92%
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			1.08
# Units Sold	19	18	21	38	24	54	44	55	45	25			343
Active Listings	112	103	123	161	165	175	169	138	145	138			143
Under Contracts	61	77	91	105	123	107	104	91	68	74			90

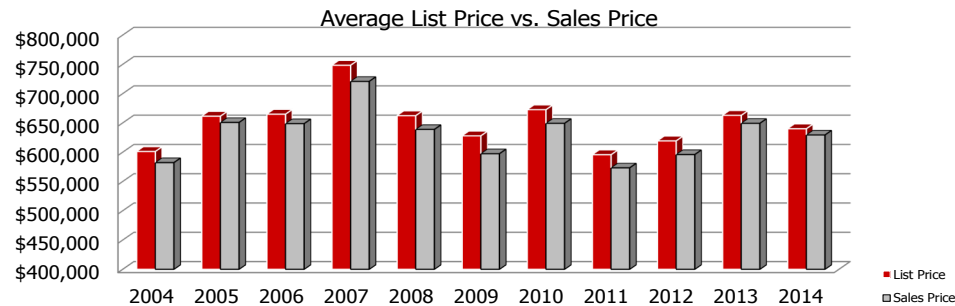
Flashback! YTD 2014 vs YTD 2015

	2014	2015	% Change
Days on Market	46	55	18.71%
Sales Price	\$627,838	\$681,265	8.51%
Sales Price as a % of List Price	98.76%	97.92%	-0.86%

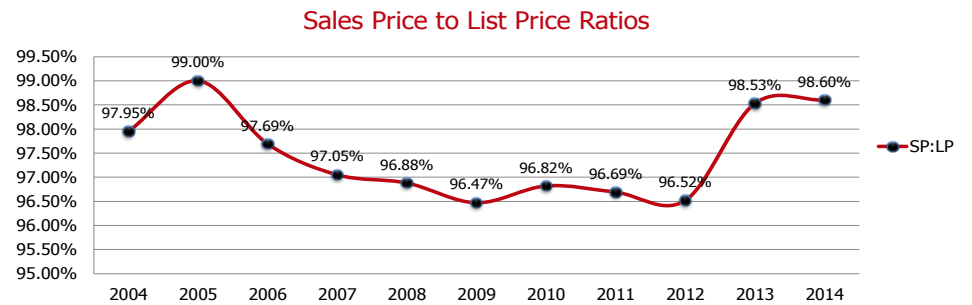


	2014	2015	% Change
# Units Sold	308	343	11.36%
Active Listings	140	138	-1.43%
Under Contracts	82	74	-9.76%

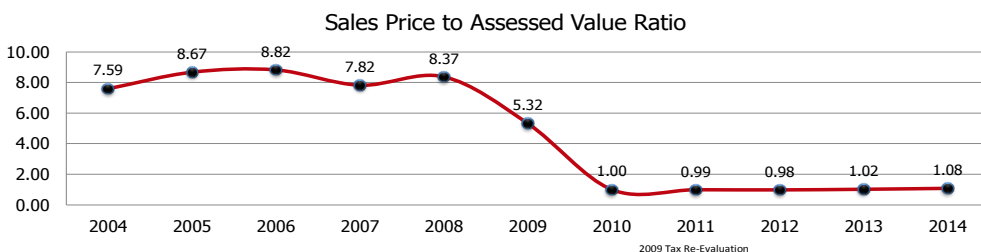
Livingston Yearly Market Trends



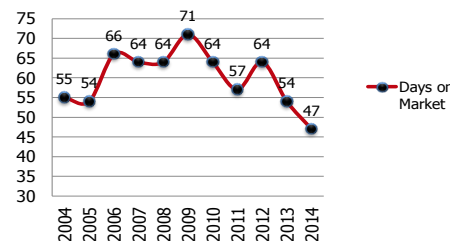
Livingston Yearly Market Trends



	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

