

Livingston

February 2016 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	22 McCall Avenue	Colonial	2	1.1	97	\$345,000	\$304,999	\$290,000	95.08%	\$333,500	0.87
2	17 Irving Avenue	CapeCod	4	1.0	135	\$360,000	\$335,000	\$330,000	98.51%	\$364,500	0.91
3	290 N Livingston Avenue	SplitLev	4	2.1	241	\$433,000	\$399,000	\$352,000	88.22%	\$433,800	0.81
4	17 Country Club Road	Colonial	4	2.0	195	\$489,777	\$420,000	\$381,000	90.71%	\$504,200	0.76
5	220 W Mt Pleasant Avenue	Bi-Level	3	1.1	11	\$419,000	\$419,000	\$419,000	100.00%	\$408,100	1.03
6	24 Billingsley Drive	Bi-Level	5	2.0	40	\$469,000	\$449,900	\$425,000	94.47%	\$498,900	0.85
7	2 Carteret Road	SplitLev	3	1.1	168	\$547,000	\$497,000	\$477,000	95.98%	\$469,400	1.02
8	85 W Oakwood Avenue	Bi-Level	4	2.0	150	\$519,000	\$519,000	\$510,000	98.27%	\$492,100	1.04
9	28 N Baums Court	SplitLev	4	1.1	14	\$489,000	\$489,000	\$525,000	107.36%	\$563,600	0.93
10	65 Elmwood Drive	Colonial	4	3.0	68	\$559,000	\$559,000	\$535,000	95.71%	\$580,500	0.92
11	17 Consul Road	SplitLev	4	2.1	74	\$639,000	\$600,000	\$553,000	92.17%	\$686,400	0.81
12	22 Wellington Road	Colonial	4	2.1	8	\$550,000	\$550,000	\$565,000	102.73%	\$429,700	1.31
13	111 Regal Boulevard	TwnIntUn	3	2.1	26	\$585,000	\$585,000	\$585,000	100.00%	\$479,800	1.22
14	129 Beaufort Avenue	Bi-Level	4	2.0	71	\$685,000	\$625,000	\$612,500	98.00%		
15	95 Winged Foot Drive	TwnIntUn	2	3.1	67	\$639,000	\$639,000	\$616,000	96.40%	\$562,600	1.09
16	47 Rumson Road	Ranch	4	4.0	35	\$698,000	\$698,000	\$645,000	92.41%	\$729,000	0.88
17	1 Champion Boulevard	TwnEndUn	3	2.1	7	\$645,000	\$645,000	\$645,000	100.00%	\$623,600	1.03
18	63 E Sherbrooke Parkway	SplitLev	5	3.1	43	\$850,000	\$775,000	\$775,000	100.00%	\$654,800	1.18
19	13 Brentwood Drive	SplitLev	4	3.0	1	\$850,000	\$850,000	\$860,000	101.18%	\$658,200	1.31
20	2 Fordham Road	Custom	4	3.2	1	\$1,365,000	\$1,365,000	\$1,322,500	96.89%		
AVERAGE					73	\$606,789	\$586,195	\$571,150	97.20%		1.00

"ACTIVE" LISTINGS IN LIVINGSTON

Number of Units: 107
 Average List Price: \$1,086,729
 Average Days on Market: 82

"UNDER CONTRACT" LISTINGS IN LIVINGSTON

Number of Units: 82
 Average List Price: \$751,866
 Average Days on Market: 81

Livingston 2016 Year to Date Market Trends

	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	67	73											70
List Price	\$671,181	\$586,195											\$629,724
Sales Price	\$663,829	\$571,150											\$618,620
Sales Price as a % of List Price	98.34%	97.20%											97.78%
Sales Price to Assessed Value	1.09	1.00											1.05
# Units Sold	21	20											41
Active Listings	89	107											98
Under Contracts	71	82											77

Flashback! YTD 2015 vs YTD 2016

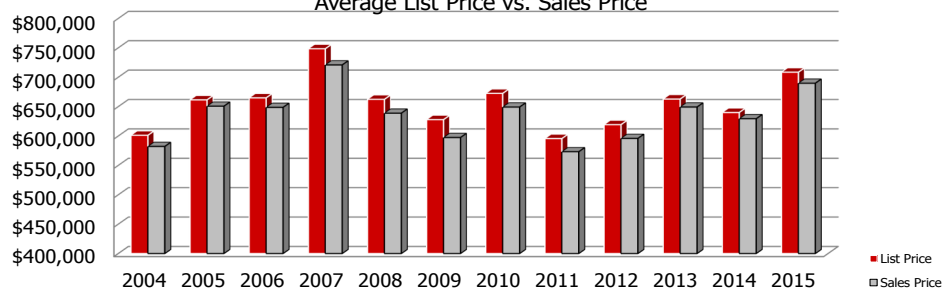
	2015	2016	% Change
Days on Market	80	70	-12.30%
Sales Price	\$698,095	\$618,620	-11.38%
Assessed Value to Sales Price	1.01	1.05	3.28%



	2015	2016	% Change
# Units Sold	37	41	10.81%
Active Listings	103	107	3.88%
Under Contracts	77	82	6.49%

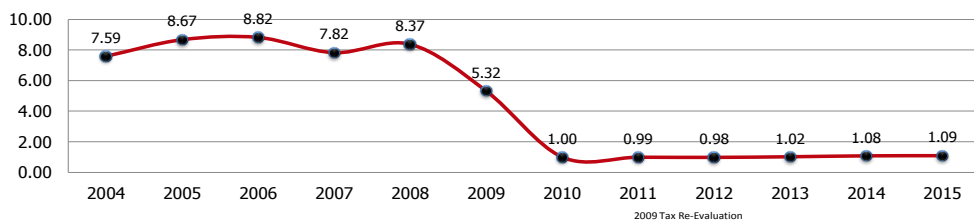
Livingston Yearly Market Trends

Average List Price vs. Sales Price



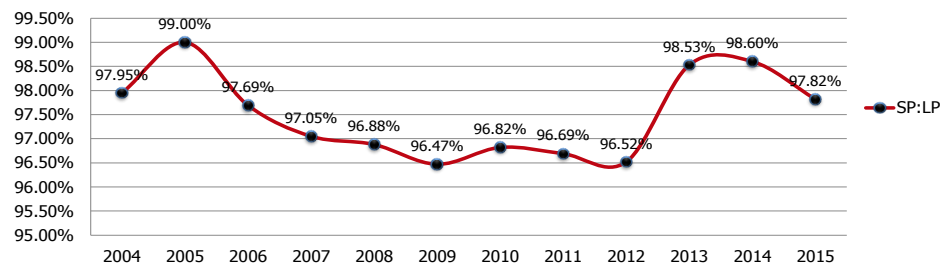
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
LP	\$601,135	\$661,426	\$664,870	\$748,413	\$662,317	\$627,865	\$672,470	\$595,503	\$619,248	\$662,845	\$639,989	\$708,512
SP	\$582,177	\$650,679	\$648,695	\$720,873	\$638,797	\$597,355	\$649,233	\$573,206	\$595,914	\$649,260	\$629,350	\$689,751

Sales Price to Assessed Value Ratio

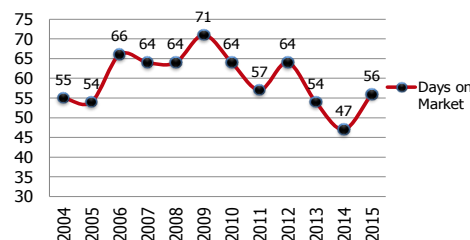


Livingston Yearly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

