

# Livingston

## April 2016 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	20 Manor Road	CapeCod	3	1.0	256	\$299,000	\$319,000	\$326,000	102.19%	\$342,900	0.95
2	55 Elmwood Drive	Colonial	3	2.0	42	\$349,900	\$339,900	\$330,000	97.09%	\$412,400	0.80
3	13 Elmwood Drive	CapeCod	3	1.0	30	\$349,000	\$349,000	\$345,000	98.85%	\$386,300	0.89
4	16 Melrose Drive	CapeCod	4	1.0	6	\$359,900	\$359,900	\$359,000	99.75%	\$375,000	0.96
5	185 Hillside Avenue	Split Level	4	1.2	16	\$375,000	\$375,000	\$366,000	97.60%	\$471,600	0.78
6	9 Spalding Drive	Ranch	3	1.0	71	\$425,000	\$399,000	\$382,000	95.74%	\$368,900	1.04
7	14 Hillside Avenue	CapeCod	3	2.0	20	\$375,000	\$375,000	\$398,000	106.13%	\$343,700	1.16
8	2 Longacre Drive	Colonial	3	1.1	7	\$485,000	\$485,000	\$480,000	98.97%	\$418,400	1.15
9	65 Oakwood Avenue	Bi-Level	4	2.0	217	\$569,000	\$539,000	\$520,000	96.47%	\$545,400	0.95
10	100 Irving Avenue	Split Level	4	2.0	138	\$565,000	\$549,000	\$537,500	97.91%	\$369,800	1.45
11	3 Borden Place	Split Level	3	2.0	161	\$549,000	\$549,000	\$542,700	98.85%	\$493,600	1.10
12	9 Wychwood Road	Colonial	3	1.1	8	\$559,000	\$559,000	\$550,000	98.39%	\$494,000	1.11
13	15 Berkeley Place	Split Level	3	2.1	20	\$560,000	\$560,000	\$560,000	100.00%	\$474,600	1.18
14	210 Kensington Lane	TwnIntUn	3	2.1	25	\$585,000	\$585,000	\$565,000	96.58%	\$479,800	1.18
15	96 E Cedar Street	Colonial	5	3.0	57	\$649,900	\$599,900	\$585,000	97.52%	\$785,900	0.74
16	3 Trombley Drive	Split Level	4	2.1	136	\$619,000	\$635,000	\$617,000	97.17%	\$475,000	1.30
17	16 Belmont Drive	Split Level	4	2.1	14	\$629,000	\$629,000	\$643,800	102.35%	\$443,100	1.45
18	46 W Cedar Street	Colonial	4	2.1	8	\$699,000	\$699,000	\$741,000	106.01%		
19	91 Amelia Avenue	Split Level	4	3.1	51	\$799,900	\$749,900	\$760,000	101.35%		
20	45 Blackstone Drive	Split Level	5	2.1	16	\$760,000	\$760,000	\$770,000	101.32%	\$715,500	1.08

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21	80 Fellswood Drive	Colonial	5	3.1	11	\$777,000	\$779,000	\$779,000	100.00%	\$398,200	1.96
22	31 North Drive	Ranch	5	3.0	17	\$875,000	\$875,000	\$845,000	96.57%	\$700,000	1.21
23	109 Fellswood Drive	Colonial	4	3.0	13	\$849,000	\$849,000	\$849,000	100.00%		
24	1 Cedar Gate Court	TwnEndUn	4	3.1	55	\$889,999	\$889,999	\$875,000	98.31%		
25	49 Cornell Drive	Split Level	4	2.1	0	\$959,000	\$959,000	\$959,000	100.00%	\$791,700	1.21
26	18 Post Lane	Contemp	5	5.1	9	\$1,299,000	\$1,299,000	\$1,299,000	100.00%	\$1,284,000	1.01
27	3 Sunshine Lane	Colonial	6	4.2	91	\$1,700,000	\$1,577,000	\$1,457,800	92.44%	\$1,413,200	1.03
28	4 Chelsea Drive	Colonial	8	8.2	23	\$1,595,000	\$1,595,000	\$1,575,000	98.75%	\$1,717,400	0.92
29	80 Lafayette Drive	Colonial	6	4.1	1	\$2,245,900	\$2,245,900	\$2,245,900	100.00%		
AVERAGE					52	\$750,052	\$740,845	\$733,197	99.18%		1.11

### ***"ACTIVE"*** LISTINGS IN LIVINGSTON

**Number of Units:** 129  
**Average List Price:** \$1,133,381  
**Average Days on Market:** 76

### ***"UNDER CONTRACT"*** LISTINGS IN LIVINGSTON

**Number of Units:** 106  
**Average List Price:** \$723,062  
**Average Days on Market:** 61

# 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	65	52									63
List Price	\$671,181	\$586,195	\$673,159	\$740,845									\$675,017
Sales Price	\$663,829	\$571,150	\$664,179	\$733,197									\$665,542
Sales Price as a % of List Price	98.34%	97.20%	99.98%	99.18%									98.82%
Sales Price to Assessed Value	1.09	1.00	1.07	1.11									1.07
# Units Sold	21	20	28	29									98
Active Listings	89	107	119	129									111
Under Contracts	71	82	91	106									88

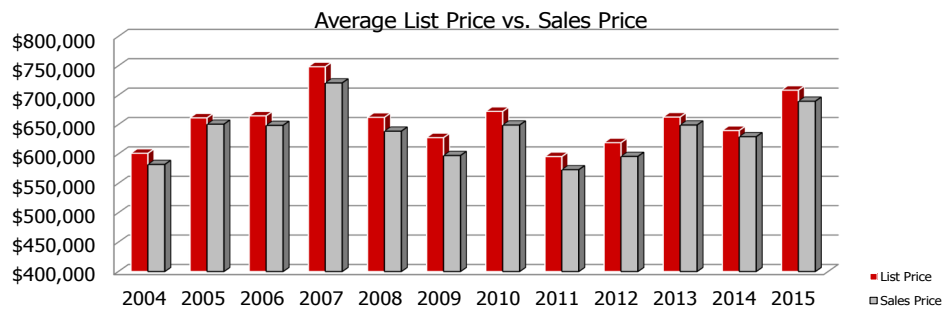
## Flashback! YTD 2015 vs YTD 2016

	2015	2016	% Change
Days on Market	70	63	-10.04%
Sales Price	\$718,017	\$665,542	-7.31%
Assessed Value to Sales Price	1.06	1.07	0.75%



	2015	2016	% Change
# Units Sold	96	98	2.08%
Active Listings	161	129	-19.88%
Under Contracts	105	106	0.95%

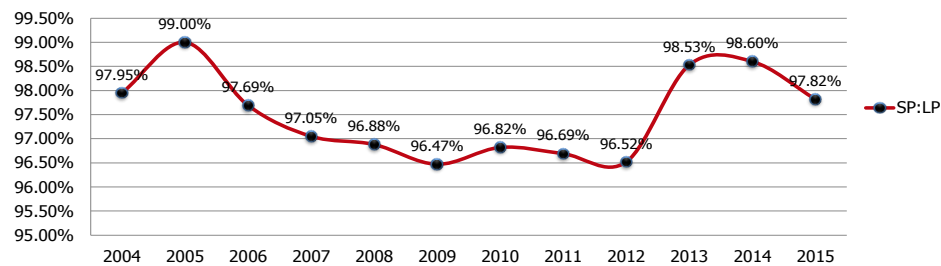
## Livingston Yearly Market Trends



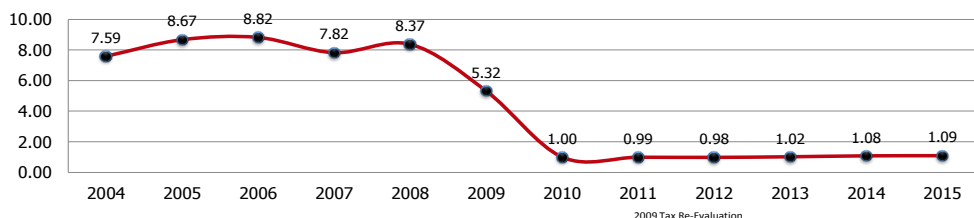
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
LP	\$601,135	\$661,426	\$664,870	\$748,413	\$662,317	\$627,865	\$672,470	\$595,503	\$619,248	\$662,845	\$639,989	\$708,512
SP	\$582,177	\$650,679	\$648,695	\$720,873	\$638,797	\$597,355	\$649,233	\$573,206	\$595,914	\$649,260	\$629,350	\$689,751

## Livingston Yearly Market Trends

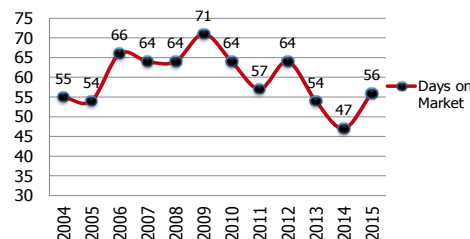
Sales Price to List Price Ratios



Sales Price to Assessed Value Ratio



Average Days on Market



Number of Units Sold

