

Livingston

July 2016 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	470 S Livingston Avenue	Colonial	3	2.0	19	\$319,000	\$319,000	\$319,000	100.00%	\$343,900	0.93
2	21 Elmwood Drive	CapeCod	3	2.0	36	\$369,000	\$369,000	\$355,000	96.21%	\$374,300	0.95
3	15 Fernwood Road	CapeCod	3	2.0	25	\$400,000	\$400,000	\$390,000	97.50%	\$370,200	1.05
4	48 Ridge Drive	Colonial	3	1.1	57	\$399,000	\$394,000	\$394,000	100.00%	\$384,500	1.02
5	5 Beacon Avenue	Ranch	3	2.0	61	\$449,000	\$435,000	\$420,000	96.55%	\$377,300	1.11
6	233 W Mt Pleasant Avenue	Colonial	4	2.1	192	\$625,000	\$475,000	\$433,000	91.16%	\$596,800	0.73
7	20 N Ashby Avenue	Split Level	3	1.0	1	\$450,000	\$450,000	\$450,000	100.00%	\$447,700	1.01
8	8 Beverly Road	Colonial	3	1.2	23	\$439,900	\$439,900	\$461,000	104.80%	\$432,500	1.07
9	25 Sherbrooke Parkway	Colonial	3	2.0	9	\$475,000	\$475,000	\$475,000	100.00%	\$435,800	1.09
10	12 Crescent Road	CapeCod	3	2.0	45	\$499,000	\$499,000	\$480,000	96.19%	\$409,100	1.17
11	74 E McClellan Avenue	Bi-Level	4	2.0	47	\$495,000	\$495,000	\$485,000	97.98%	\$433,700	1.12
12	38 Prospect Road	CapeCod	4	2.0	12	\$488,000	\$488,000	\$488,000	100.00%	\$426,400	1.14
13	4203 Point Gate Drive	OneFloor	2	2.1	106	\$550,000	\$499,000	\$495,000	99.20%	\$443,400	1.12
14	28 Hazel Avenue	Colonial	4	1.1	51	\$499,000	\$485,000	\$500,000	103.09%	\$430,900	1.16
15	55 Irving Avenue	CapeCod	3	2.0	24	\$515,000	\$515,000	\$505,000	98.06%	\$316,800	1.59
16	17 E Harrison Place	Colonial	5	2.0	22	\$518,000	\$518,000	\$510,000	98.46%	\$415,100	1.23
17	14 Garnet Terrace	Bi-Level	4	2.0	25	\$525,000	\$525,000	\$525,000	100.00%	\$472,000	1.11
18	33 Amelia Avenue	Colonial	5	2.0	8	\$525,000	\$525,000	\$525,000	100.00%	\$433,400	1.21
19	108 N Livingston Avenue	Colonial	3	2.1	10	\$479,000	\$479,000	\$530,000	110.65%	\$417,800	1.27
20	7 Sparrow Drive	Bi-Level	4	3.0	1	\$539,000	\$539,000	\$539,000	100.00%	\$541,700	1.00
21	153 West Northfield Road	Colonial	3	2.1	25	\$549,000	\$549,000	\$540,000	98.36%	\$495,000	1.09
22	4110 Pointe Gate Drive	OneFloor	2	2.1	1	\$550,000	\$550,000	\$550,000	100.00%	\$443,400	1.24
23	812 Kensington Lane	TwnIntUn	3	2.1	51	\$585,000	\$575,000	\$565,000	98.26%	\$479,800	1.18
24	34 Intervale Road	Split Level	3	2.0	77	\$589,900	\$589,900	\$565,000	95.78%	\$457,800	1.23
25	915 Regal Boulevard	TwnEndUn	3	2.1	4	\$579,000	\$579,000	\$570,000	98.45%	\$495,800	1.15

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26	6 Plymouth Drive	Split Level	4	2.1	74	\$625,000	\$590,000	\$590,000	100.00%	\$435,800	1.35
27	416 Kensington Lane	TwnEndUn	3	2.1	39	\$610,000	\$599,000	\$595,000	99.33%	\$495,800	1.20
28	38 Spring Road	Split Level	3	2.1	2	\$635,000	\$635,000	\$619,000	97.48%	\$599,200	1.03
29	55 N Baums Court	Split Level	3	2.1	19	\$645,000	\$645,000	\$653,000	101.24%	\$609,400	1.07
30	23 Cherry Hill Road	Colonial	4	2.1	140	\$725,000	\$689,999	\$675,000	97.83%	\$646,100	1.04
31	16 Winged Foot Drive	TwnIntUn	3	3.1	32	\$695,000	\$695,000	\$685,000	98.56%	\$599,700	1.14
32	6 Cedar Gate Drive	TwnIntUn	4	3.1	36	\$760,000	\$739,000	\$710,000	96.08%	\$697,000	1.02
33	15 Charles Street	Colonial	3	2.1	11	\$699,000	\$699,000	\$725,000	103.72%	\$555,000	1.31
34	53 Springbrook Road	Split Level	5	3.1	29	\$785,000	\$759,000	\$759,000	100.00%	\$555,600	1.37
35	29 N Westgate Road	Colonial	4	2.1	22	\$749,000	\$749,000	\$760,000	101.47%	\$645,300	1.18
36	81 N Mitchell Avenue	Custom	5	4.1	49	\$819,000	\$799,000	\$785,000	98.25%	\$641,500	1.22
37	39 Franklin Avenue	Colonial	4	2.1	9	\$829,900	\$829,900	\$800,000	96.40%	\$655,200	1.22
38	24 Rumson Road	Split Level	4	3.1	9	\$769,000	\$769,000	\$825,000	107.28%	\$641,500	1.29
39	22 Forest Street	Colonial	4	2.1	49	\$930,000	\$849,000	\$849,000	100.00%	\$716,200	1.19
40	76 Shrewsbury Drive	Colonial	5	3.1	7	\$899,000	\$899,000	\$899,000	100.00%	\$641,800	1.40
41	36 Blackstone Drive	Ranch	4	3.0	13	\$950,000	\$950,000	\$915,000	96.32%	\$631,000	1.45
42	33 Mountain Ridge Drive	Custom	3	4.2	736	\$2,499,000	\$1,700,000	\$1,050,000	61.76%	\$2,290,600	0.46
43	14 Fordham Road	Ranch	4	4.1	3	\$1,295,000	\$1,295,000	\$1,280,000	98.84%	\$978,400	1.31
44	24 North Drive	Custom	5	4.2	24	\$1,385,000	\$1,385,000	\$1,400,000	101.08%		
45	14 Canoe Brook Drive	Colonial	5	3.1	27	\$1,575,000	\$1,575,000	\$1,500,000	95.24%	\$1,402,400	1.07
46	19 Hadrian Drive	Colonial	5	5.1	36	\$1,695,000	\$1,695,000	\$1,700,000	100.29%	\$1,560,900	1.09
47	42 Westmount Drive	Colonial	7	5.3	18	\$1,995,000	\$1,995,000	\$2,075,180	104.02%	\$1,938,900	1.07
48	27 Mountain Ridge Drive	Colonial	7	7.2	78	\$2,390,000	\$2,390,000	\$2,250,000	94.14%	\$2,400,000	0.94
AVERAGE					50	\$778,535	\$752,035	\$732,670	98.54%		1.14

"ACTIVE" LISTINGS IN LIVINGSTON

Number of Units: 136
 Average List Price: \$1,013,571
 Average Days on Market: 81

"UNDER CONTRACT" LISTINGS IN LIVINGSTON

Number of Units: 96
 Average List Price: \$802,092
 Average Days on Market: 53

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	61	43	50						57
List Price	\$671,181	\$586,195	\$673,159	\$740,845	\$681,744	\$665,438	\$752,035						\$691,086
Sales Price	\$663,829	\$571,150	\$664,179	\$733,197	\$685,487	\$661,786	\$732,670						\$682,979
Sales Price as a % of List Price	98.34%	97.20%	99.98%	99.18%	101.07%	100.18%	98.54%						99.41%
Sales Price to	1.09	1.00	1.07	1.11	1.12	1.12	1.14						1.10
# Units Sold	21	20	28	29	43	37	48						226
Active Listings	89	107	119	129	151	138	136						124
Under Contracts	71	82	91	106	105	105	96						94

Flashback! YTD 2015 vs YTD 2016

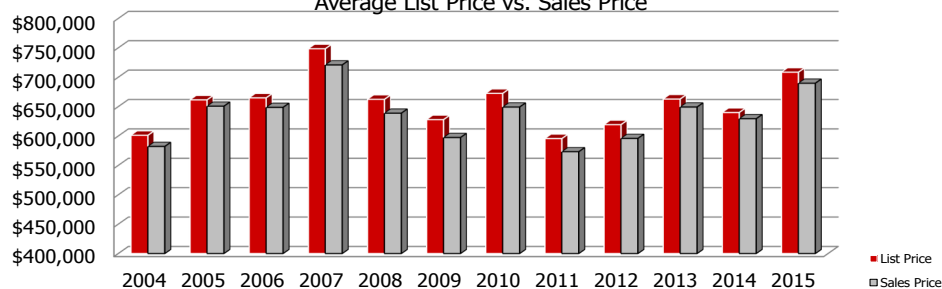
	2015	2016	% Change
Days on Market	58	57	-2.60%
Sales Price	\$699,793	\$682,979	-2.40%
Assessed Value to Sales Price	1.06	1.10	3.63%



	2015	2016	% Change
# Units Sold	218	226	3.67%
Active Listings	169	136	-19.53%
Under Contracts	104	96	-7.69%

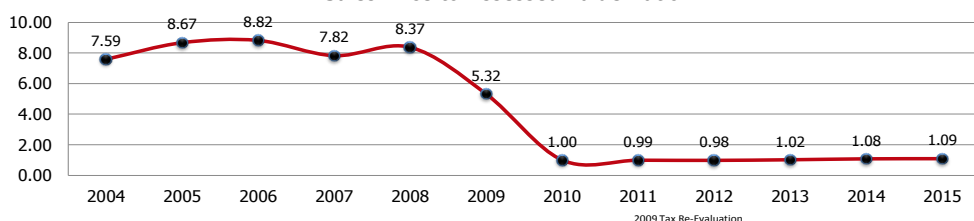
Livingston Yearly Market Trends

Average List Price vs. Sales Price



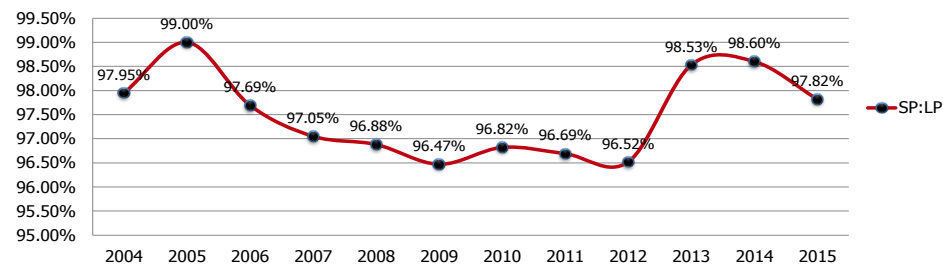
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
LP	\$601,135	\$661,426	\$664,870	\$748,413	\$662,317	\$627,865	\$672,470	\$595,503	\$619,248	\$662,845	\$639,989	\$708,512
SP	\$582,177	\$650,679	\$648,695	\$720,873	\$638,797	\$597,355	\$649,233	\$573,206	\$595,914	\$649,260	\$629,350	\$689,751

Sales Price to Assessed Value Ratio

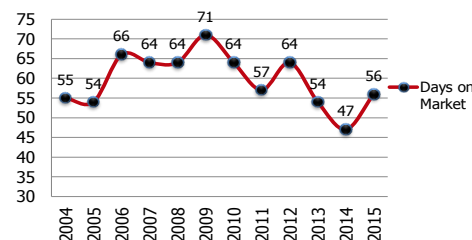


Livingston Yearly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

