

Livingston

March 2016 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	4 Woodcrest Drive	CapeCod	3	1.0	82	\$390,000	\$330,000	\$322,000	97.58%	\$380,200	0.85
2	26 Washington Court	Split Level	3	1.0	6	\$325,000	\$325,000	\$350,000	107.69%	\$431,400	0.81
3	26 Cobblewood Road	Split Level	3	1.0	1	\$374,900	\$374,900	\$385,000	102.69%	\$420,800	0.91
4	49 Amherst Place	Colonial	3	2.0	51	\$419,000	\$419,000	\$404,000	96.42%	\$347,300	1.16
5	85 W Cedar Street	Split Level	4	1.1	7	\$388,000	\$388,000	\$426,000	109.79%	\$378,700	1.12
6	7 S Cedar Parkway	Colonial	3	2.0	56	\$459,000	\$435,000	\$445,000	102.30%	\$343,600	1.30
7	34 Preston Drive	Ranch	3	2.0	14	\$445,000	\$445,000	\$457,000	102.70%	\$422,000	1.08
8	41 Heron Road	Bi-Level	4	2.1	9	\$375,000	\$375,000	\$502,015	133.87%	\$542,500	0.93
9	133 E Cedar Street	Split Level	4	2.0	15	\$539,900	\$539,900	\$505,000	93.54%	\$521,100	0.97
10	5 Audobon Road	Split Level	4	2.0	15	\$519,000	\$519,000	\$512,000	98.65%	\$441,100	1.16
11	606 Kensington Lane	TwnEndUn	3	2.1	70	\$570,000	\$550,000	\$550,000	100.00%	\$495,800	1.11
12	621 Binghampton Lane	TwnIntUn	3	2.1	152	\$590,800	\$578,000	\$565,000	97.75%	\$479,800	1.18
13	29 Shrewsbury Drive	Custom	4	3.0	101	\$650,000	\$650,000	\$590,000	90.77%	\$676,100	0.87
14	14 Winchester Road	Colonial	4	2.1	16	\$610,000	\$610,000	\$598,000	98.03%	\$537,700	1.11
15	38 Berkeley Place	Split Level	4	2.1	7	\$625,000	\$625,000	\$630,000	100.80%	\$476,100	1.32
16	389 Walnut Street	Colonial	5	3.2	113	\$699,000	\$699,000	\$635,000	90.84%	\$1,052,000	0.60
17	8 Northfield Court	Split Level	4	3.0	13	\$650,000	\$650,000	\$650,000	100.00%	\$463,800	1.40
18	151 Sycamore Avenue	Ranch	3	3.1	128	\$799,000	\$699,000	\$690,000	98.71%	\$652,500	1.06
19	905 Binghampton Lane	TwnIntUn	3	2.1	15	\$705,000	\$705,000	\$705,000	100.00%	\$574,500	1.23
20	6 Cyprus Lane	TwnIntUn	3	3.1	9	\$760,000	\$760,000	\$760,000	100.00%	\$684,600	1.11

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21	23 Rumson Road	Split Level	4	3.1	9	\$749,900	\$749,900	\$781,000	104.15%	\$686,300	1.14
22	25 Winged Foot Drive	TwnEndUn	4	3.1	183	\$845,000	\$799,000	\$785,000	98.25%	\$672,000	1.17
23	34 Hemlock Road	Custom	5	3.2	98	\$899,000	\$899,000	\$830,000	92.32%	\$807,400	1.03
24	28 Notch Hill Drive	Ranch	4	4.1	19	\$959,000	\$959,000	\$920,000	95.93%	\$1,024,200	0.90
25	39 Brookside Avenue	Contemp	5	4.1	254	\$959,750	\$959,750	\$940,000	97.94%		
26	7 Coventry Road	Custom	4	4.1	128	\$1,200,000	\$1,200,000	\$1,170,000	97.50%	\$1,086,700	1.08
27	21 Sycamore Terrace	Colonial	6	6.1	49	\$1,280,000	\$1,280,000	\$1,200,000	93.75%		
28	19 Fawn Drive	Contemp	6	5.1	195	\$1,495,000	\$1,325,000	\$1,290,000	97.36%	\$1,052,700	1.23
AVERAGE					65	\$688,616	\$673,159	\$664,179	99.98%		1.07

"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	65										68
List Price	\$671,181	\$586,195	\$673,159										\$647,350
Sales Price	\$663,829	\$571,150	\$664,179										\$637,107
Sales Price as a % of List Price	98.34%	97.20%	99.98%										98.67%
Sales Price to	1.09	1.00	1.07										1.06
# Units Sold	21	20	28										69
Active Listings	89	107	119										105
Under Contracts	71	82	91										81

Flashback! YTD 2015 vs YTD 2016

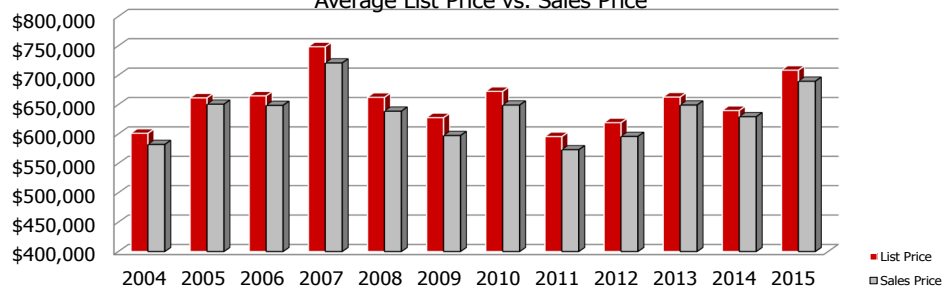
	2015	2016	% Change
Days on Market	70	68	-3.58%
Sales Price	\$719,478	\$637,107	-11.45%
Assessed Value to Sales Price	1.03	1.06	2.30%



	2015	2016	% Change
# Units Sold	58	69	18.97%
Active Listings	123	119	-3.25%
Under Contracts	91	91	0.00%

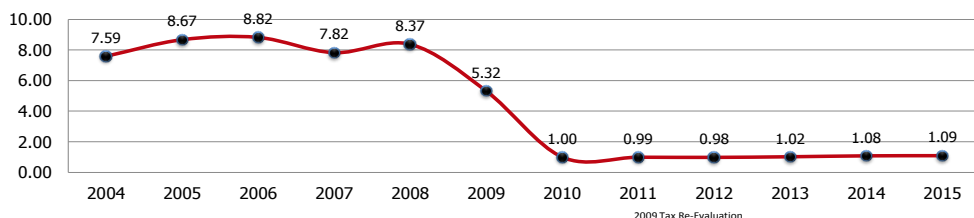
Livingston Yearly Market Trends

Average List Price vs. Sales Price



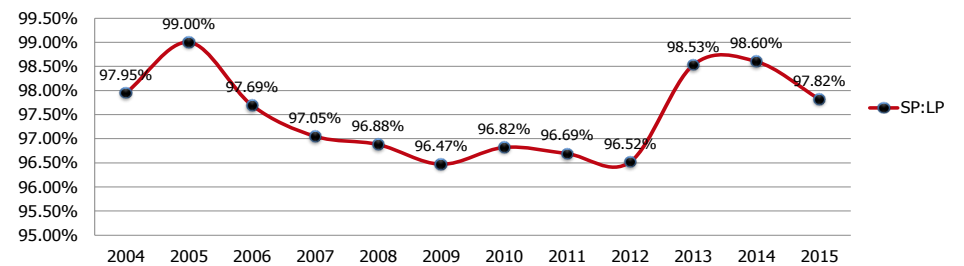
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
LP	\$601,135	\$661,426	\$664,870	\$748,413	\$662,317	\$627,865	\$672,470	\$595,503	\$619,248	\$662,845	\$639,989	\$708,512
SP	\$582,177	\$650,679	\$648,695	\$720,873	\$638,797	\$597,355	\$649,233	\$573,206	\$595,914	\$649,260	\$629,350	\$689,751

Sales Price to Assessed Value Ratio

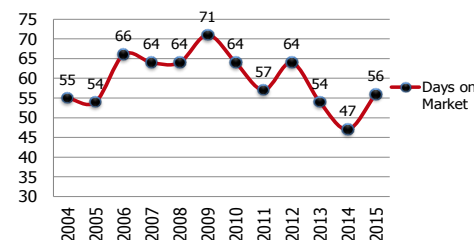


Livingston Yearly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

