

Livingston

May 2016 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	19 Elmwood Drive	CapeCod	3	2.0	177	\$375,000	\$375,000	\$360,000	96.00%	\$362,100	0.99
2	32 Herbert Terrace	CapeCod	3	2.0	8	\$349,000	\$349,000	\$360,000	103.15%	\$337,200	1.07
3	266 N Livingston Avenue	Colonial	4	1.1	166	\$399,000	\$375,000	\$367,000	97.87%	\$429,200	0.86
4	14 Congressional Pkwy	Colonial	3	1.1	8	\$349,000	\$349,000	\$380,000	108.88%	\$360,800	1.05
5	170 E Cedar Street	Colonial	3	2.1	43	\$395,000	\$395,000	\$390,000	98.73%	\$391,600	1.00
6	47 W Lawn Road	Colonial	3	1.1	42	\$439,000	\$400,000	\$395,000	98.75%	\$439,500	0.90
7	300 E Mt Pleasant Avenue	Split Level	5	3.0	297	\$670,000	\$449,000	\$420,000	93.54%	\$520,400	0.81
8	20 Wellington Road	Colonial	4	2.1	12	\$385,000	\$385,000	\$430,000	111.69%	\$440,400	0.98
9	9 Montgomery Road	CapeCod	4	1.1	22	\$415,000	\$415,000	\$430,000	103.61%	\$363,000	1.18
10	30 Bryant Drive	Split Level	3	1.0	30	\$449,900	\$449,900	\$447,500	99.47%	\$415,000	1.08
11	25 Concord Drive	Colonial	3	2.0	58	\$499,000	\$465,000	\$450,000	96.77%	\$408,900	1.10
12	101 Regal Boulevard	OneFloor	2	2.0	27	\$449,000	\$449,000	\$452,000	100.67%	\$398,300	1.13
13	42 Hazelwood Avenue	Colonial	3	2.0	6	\$449,000	\$449,000	\$470,000	104.68%	\$457,600	1.03
14	5 Dorothy Avenue	Split Level	3	2.1	12	\$400,000	\$400,000	\$475,000	118.75%	\$468,500	1.01
15	12 Oxford Drive	Bi-Level	4	2.1	15	\$450,000	\$450,000	\$488,000	108.44%	\$523,800	0.93
16	91 Irving Avenue	Ranch	4	2.0	17	\$499,000	\$499,000	\$490,000	98.20%	\$418,400	1.17
17	35 Edgemere Road	Bi-Level	4	1.1	7	\$498,000	\$498,000	\$491,500	98.69%	\$489,000	1.01
18	204 Kensington Lane	MultiFlr	2	2.1	20	\$499,000	\$499,000	\$492,000	98.60%	\$444,200	1.11
19	6 Charles Street	Colonial	3	3.1	45	\$535,000	\$515,000	\$510,000	99.03%	\$382,300	1.33
20	1102 Pointe Gate Drive	OneFloor	2	2.1	12	\$539,000	\$539,000	\$530,000	98.33%	\$443,400	1.20
21	6 Hazelwood Avenue	Colonial	3	2.0	28	\$550,000	\$550,000	\$547,000	99.45%	\$483,900	1.13
22	6 Crestview Hill Road	Colonial	4	2.1	30	\$585,000	\$575,000	\$567,500	98.70%	\$458,700	1.24
23	15 Locust Place	Ranch	3	2.0	11	\$578,000	\$578,000	\$575,000	99.48%	\$509,400	1.13
24	1204 Pointe Gate Drive	OneFloor	2	2.1	17	\$599,000	\$599,000	\$582,000	97.16%	\$470,200	1.24
25	105 Crown Court	TwEndUn	3	2.1	14	\$589,000	\$589,000	\$582,000	98.81%	\$495,800	1.17

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26	23 W McClellan Avenue	Split Level	3	2.0	14	\$560,000	\$560,000	\$585,000	104.46%	\$418,700	1.40
27	2 Balmoral Drive	Bi-Level	7	3.0	13	\$600,000	\$600,000	\$585,000	97.50%	\$623,300	0.94
28	47 Brandon Avenue	Bi-Level	4	2.1	31	\$489,000	\$489,000	\$589,000	120.45%	\$485,700	1.21
29	115 Crown Court	TwnEndUn	3	2.1	9	\$592,000	\$592,000	\$589,000	99.49%	\$495,800	1.19
30	190 W Hobart Gap Road	Custom	4	3.0	36	\$699,000	\$699,000	\$685,000	98.00%	\$589,100	1.16
31	24 Tiffany Drive	Bi-Level	4	3.0	14	\$665,000	\$665,000	\$693,000	104.21%	\$575,000	1.21
32	3 Dellmead Drive	Ranch	4	2.1	216	\$777,000	\$725,000	\$717,500	98.97%	\$610,500	1.18
33	19 Coddington Terrace	Colonial	4	2.1	48	\$749,000	\$739,000	\$721,500	97.63%	\$655,200	1.10
34	128 Hillside Avenue	Colonial	5	3.1	72	\$789,000	\$789,000	\$760,000	96.32%	\$447,900	1.70
35	5 Cedar Gate Court	TwnIntUn	3	3.1	14	\$789,999	\$789,999	\$779,000	98.61%		
36	7 Pine Valley Road	TwnEndUn	3	2.1	30	\$799,000	\$799,000	\$780,000	97.62%	\$662,800	1.18
37	8 Woodcrest Drive	Colonial	5	3.0	20	\$849,000	\$849,000	\$821,500	96.76%		
38	5 Chaucer Court	Colonial	4	2.1	12	\$779,000	\$779,000	\$826,000	106.03%	\$687,400	1.20
39	6 Wilshire Drive	Ranch	3	3.1	9	\$1,169,999	\$1,169,999	\$1,190,000	101.71%	\$1,025,900	1.16
40	6 Norman Court	Colonial	4	3.1	16	\$1,250,000	\$1,250,000	\$1,215,000	97.20%	\$1,225,000	0.99
41	3 Wilshire Drive	Split Level	4	4.2	16	\$1,325,000	\$1,325,000	\$1,300,000	98.11%	\$1,096,700	1.19
42	70 Lafayette Drive	Colonial	5	4.1	866	\$2,000,089	\$2,000,089	\$2,220,433	111.02%		
43	78 Chestnut Street	Colonial	6	5.1	66	\$2,899,000	\$2,899,000	\$2,737,500	94.43%	\$2,400,000	1.14
AVERAGE					61	\$691,279	\$681,744	\$685,487	101.07%		1.12

"ACTIVE" LISTINGS IN LIVINGSTON

Number of Units: 151
 Average List Price: \$1,037,518
 Average Days on Market: 72

"UNDER CONTRACT" LISTINGS IN LIVINGSTON

Number of Units: 105
 Average List Price: \$762,855
 Average Days on Market: 49

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								63
List Price	\$671,181	\$586,195	\$673,159	\$740,845	\$681,744								\$677,068
Sales Price	\$663,829	\$571,150	\$664,179	\$733,197	\$685,487								\$671,624
Sales Price as a % of List Price	98.34%	97.20%	99.98%	99.18%	101.07%								99.51%
Sales Price to Assessed Value	1.09	1.00	1.07	1.11	1.12								1.09
# Units Sold	21	20	28	29	43								141
Active Listings	89	107	119	129	151								119
Under Contracts	71	82	91	106	105								91

Flashback! YTD 2015 vs YTD 2016

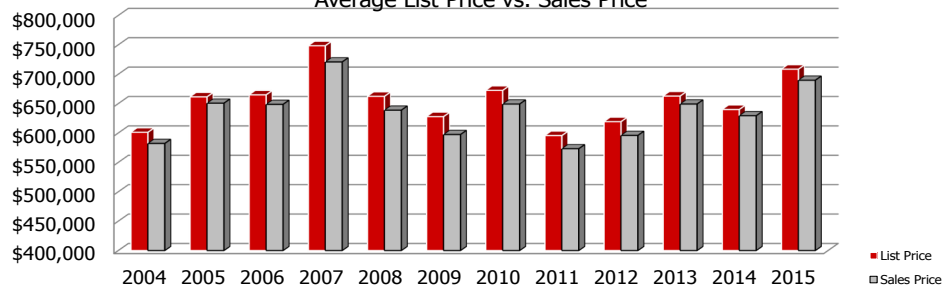
	2015	2016	% Change
Days on Market	74	63	-15.37%
Sales Price	\$727,204	\$671,624	-7.64%
Assessed Value to Sales Price	1.05	1.09	3.02%



	2015	2016	% Change
# Units Sold	120	141	17.50%
Active Listings	165	151	-8.48%
Under Contracts	123	105	-14.63%

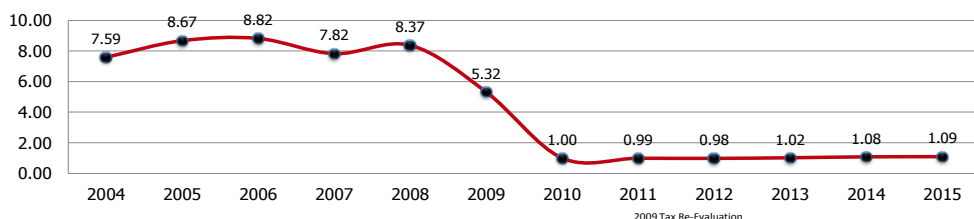
Livingston Yearly Market Trends

Average List Price vs. Sales Price



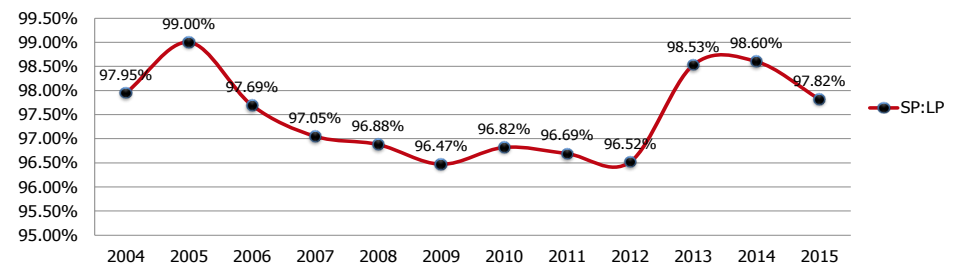
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
LP	\$601,135	\$661,426	\$664,870	\$748,413	\$662,317	\$627,865	\$672,470	\$595,503	\$619,248	\$662,845	\$639,989	\$708,512
SP	\$582,177	\$650,679	\$648,695	\$720,873	\$638,797	\$597,355	\$649,233	\$573,206	\$595,914	\$649,260	\$629,350	\$689,751

Sales Price to Assessed Value Ratio

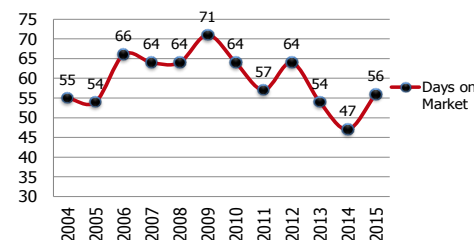


Livingston Yearly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

