

Livingston

November 2016 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	25 Woodland Terrace	Colonial	0	0.0	1	\$438,600	\$438,600	\$305,000	69.54%	\$364,700	0.84
2	276 E Cedar Street	CapeCod	3	2.0	123	\$369,000	\$350,000	\$355,000	101.43%	\$456,600	0.78
3	8 Gorham Avenue	Bi-Level	5	3.0	12	\$410,000	\$410,000	\$380,000	92.68%	\$625,000	0.61
4	3207 Pointe Gate Drive	HighRise	2	2.0	8	\$399,000	\$399,000	\$381,500	95.61%	\$349,000	1.09
5	26 Herbert Terrace	Colonial	3	1.1	163	\$435,000	\$399,000	\$385,000	96.49%	\$345,800	1.11
6	25 Fellswood Drive	Ranch	4	1.0	69	\$475,000	\$425,000	\$425,000	100.00%	\$423,500	1.00
7	91 Belmont Drive	Split Level	3	1.1	74	\$449,900	\$442,000	\$435,000	98.42%	\$396,500	1.10
8	37 Sycamore Avenue	Ranch	3	2.1	6	\$445,000	\$445,000	\$445,000	100.00%	\$409,100	1.09
9	2 Disney Place	Ranch	3	2.1	23	\$449,900	\$449,900	\$451,000	100.24%	\$472,300	0.95
10	7 Scotland Drive	Ranch	3	2.0	11	\$509,000	\$509,000	\$500,000	98.23%	\$439,000	1.14
11	63 Winchester Road	Bi-Level	4	2.0	23	\$519,000	\$519,000	\$505,000	97.30%	\$477,700	1.06
12	18 Midway Drive	Colonial	3	1.1	26	\$549,000	\$524,999	\$525,000	100.00%	\$378,400	1.39
13	291 Hillside Avenue	Colonial	6	2.2	118	\$565,000	\$545,000	\$530,000	97.25%	\$560,700	0.95
14	10 Demarest Road	RanchExp	4	2.0	8	\$509,000	\$509,000	\$537,500	105.60%	\$427,400	1.26
15	103 Falcon Road	Bi-Level	4	2.0	43	\$549,000	\$549,000	\$545,000	99.27%	\$474,600	1.15
16	56 Beverly Road	Split Level	3	2.0	32	\$575,000	\$559,000	\$552,500	98.84%	\$481,400	1.15
17	4211 Pointe Gate Drive	OneFloor	2	2.1	7	\$585,000	\$585,000	\$570,000	97.44%	\$443,400	1.29
18	42 Amherst Place	Colonial	4	2.1	13	\$585,000	\$585,000	\$600,000	102.56%	\$439,000	1.37
19	62 West Lawn Road	Contemp	5	3.1	21	\$650,000	\$650,000	\$625,000	96.15%	\$514,900	1.21
20	20 Pine Valley Road	TwnIntUn	3	3.1	42	\$699,000	\$699,000	\$680,000	97.28%	\$599,700	1.13

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21	21 Walnut Street	Colonial	4	3.1	7	\$599,000	\$599,000	\$681,000	113.69%	\$480,000	1.42
22	83 Winged Foot Drive	TwnIntUn	3	3.1	68	\$789,000	\$789,000	\$757,500	96.01%	\$721,700	1.05
23	19 Winged Foot Drive	TwnEndUn	3	3.1	121	\$825,000	\$785,000	\$766,000	97.58%	\$672,000	1.14
24	1 Willow Lane	TwnEndUn	3	3.1	98	\$819,000	\$819,000	\$800,000	97.68%	\$741,000	1.08
25	39 Brookside Avenue	Custom	5	4.1	55	\$995,000	\$995,000	\$960,000	96.48%		
26	9 Stratford Drive	Ranch	4	3.0	6	\$995,000	\$995,000	\$1,060,000	106.53%	\$911,200	1.16
27	7 Stoneham Drive	Ranch	5	3.2	35	\$1,198,000	\$1,198,000	\$1,150,000	95.99%	\$920,800	1.25
28	27 Camelot Drive	Colonial	7	6.1	61	\$2,249,000	\$2,249,000	\$2,000,000	88.93%	\$1,800,200	1.11
AVERAGE					46	\$665,514	\$657,911	\$639,536	97.76%		1.11

"ACTIVE" LISTINGS IN LIVINGSTON

Number of Units: 85
 Average List Price: \$1,019,182
 Average Days on Market: 121

"UNDER CONTRACT" LISTINGS IN LIVINGSTON

Number of Units: 51
 Average List Price: \$809,305
 Average Days on Market: 74

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	36	53	52	46		52
List Price	\$671,181	\$586,195	\$673,159	\$740,845	\$681,744	\$665,438	\$752,035	\$768,444	\$674,561	\$586,751	\$657,911		\$689,074
Sales Price	\$663,829	\$571,150	\$664,179	\$733,197	\$685,487	\$661,786	\$732,670	\$736,868	\$659,674	\$584,800	\$639,536		\$676,612
Sales Price as a % of List Price	98.34%	97.20%	99.98%	99.18%	101.07%	100.18%	98.54%	98.71%	98.47%	100.07%	97.76%		99.17%
Sales Price to	1.09	1.00	1.07	1.11	1.12	1.12	1.14	1.14	1.11	1.09	1.11		1.11
# Units Sold	21	20	28	29	43	37	48	59	33	37	28		383
Active Listings	89	107	119	129	151	138	136	115	100	96	85		115
Under Contracts	71	82	91	106	105	105	96	85	80	62	51		85

Flashback! YTD 2015 vs YTD 2016

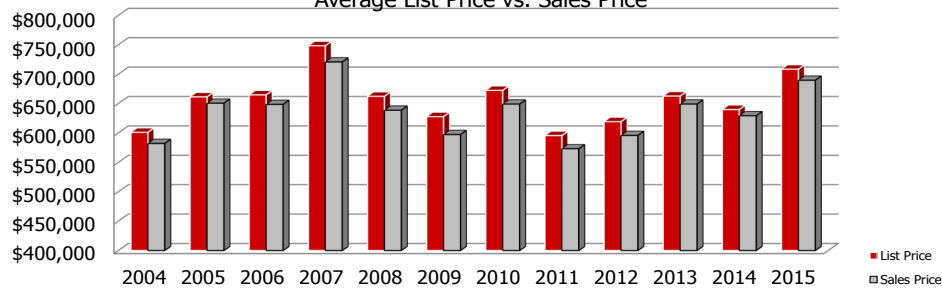
	2015	2016	% Change
Days on Market	55	52	-5.71%
Sales Price	\$676,265	\$676,612	0.05%
Assessed Value to Sales Price	1.09	1.11	2.11%



	2015	2016	% Change
# Units Sold	364	383	5.22%
Active Listings	130	85	-34.62%
Under Contracts	63	51	-19.05%

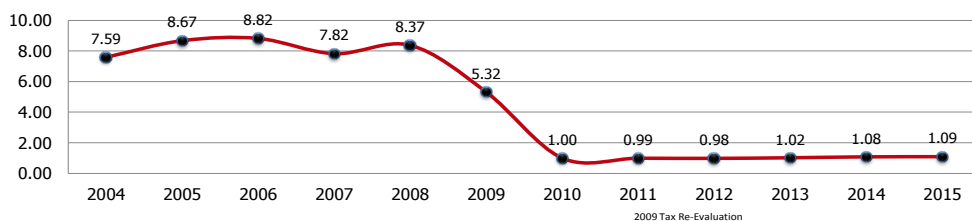
Livingston Yearly Market Trends

Average List Price vs. Sales Price



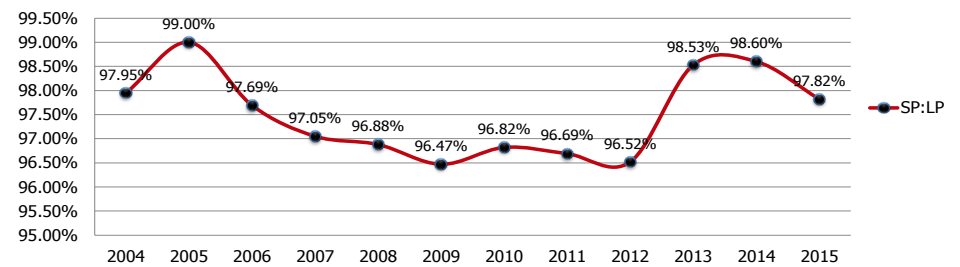
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
LP	\$601,135	\$661,426	\$664,870	\$748,413	\$662,317	\$627,865	\$672,470	\$595,503	\$619,248	\$662,845	\$639,989	\$708,512
SP	\$582,177	\$650,679	\$648,695	\$720,873	\$638,797	\$597,355	\$649,233	\$573,206	\$595,914	\$649,260	\$629,350	\$689,751

Sales Price to Assessed Value Ratio

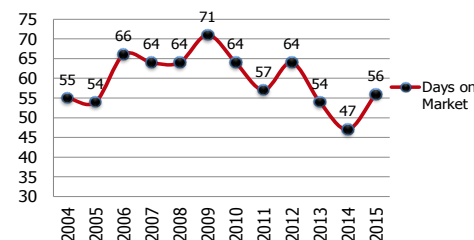


Livingston Yearly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

