

Livingston

October 2016 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	10 Amherst Place	Colonial	3	1.0	70	\$389,900	\$330,000	\$340,000	103.03%	\$344,500	0.99
2	50 Old Road	Colonial	3	1.0	61	\$370,000	\$349,999	\$342,500	97.86%	\$368,700	0.93
3	34 N Ridge Road	Split Level	3	1.1	62	\$355,000	\$355,000	\$355,000	100.00%	\$405,400	0.88
4	10 Badger Drive	CapeCod	4	2.0	41	\$375,000	\$375,000	\$355,000	94.67%	\$399,500	0.89
5	229 E Northfield Road	Ranch	3	1.1	80	\$399,000	\$375,000	\$360,000	96.00%	\$355,300	1.01
6	28 McCall Avenue	CapeCod	3	2.0	38	\$368,000	\$368,000	\$363,000	98.64%	\$414,000	0.88
7	3310 Pointe Gate Drive	OneFloor	2	2.0	169	\$379,900	\$370,000	\$365,000	98.65%	\$349,000	1.05
8	51 Woodcrest Drive	CapeCod	4	2.0	107	\$398,000	\$398,000	\$385,000	96.73%	\$353,200	1.09
9	6 Woodcrest Drive	CapeCod	3	2.0	19	\$323,900	\$323,900	\$385,250	118.94%	\$411,300	0.94
10	197 Hillside Avenue	Ranch	3	2.0	18	\$425,000	\$400,000	\$425,000	106.25%	\$520,800	0.82
11	59 Winchester Road	Bi-Level	4	1.1	36	\$449,000	\$449,000	\$449,000	100.00%	\$464,800	0.97
12	7 Mayhew Drive	Split Level	4	1.1	293	\$499,900	\$429,900	\$450,000	104.68%	\$429,000	1.05
13	72 Hillside Terrace	CapeCod	3	2.0	25	\$450,000	\$450,000	\$450,000	100.00%	\$371,000	1.21
14	15 Laurel Avenue	Colonial	3	2.1	40	\$549,000	\$499,000	\$485,000	97.19%	\$411,400	1.18
15	88 Palmer Drive	Colonial	3	2.0	64	\$539,900	\$519,900	\$502,500	96.65%	\$444,400	1.13
16	21 Wilson Terrace	Colonial	3	2.0	12	\$525,000	\$525,000	\$510,000	97.14%	\$416,600	1.22
17	43 Woodcrest Drive	Ranch	4	2.0	14	\$525,000	\$525,000	\$525,000	100.00%	\$389,900	1.35
18	12 N Ridge Road	Split Level	3	1.2	5	\$500,000	\$500,000	\$525,000	105.00%	\$404,800	1.30
19	194 Passaic Avenue	Ranch	3	2.0	20	\$569,000	\$569,000	\$536,000	94.20%	\$419,200	1.28
20	85 W Northfield Road	Colonial	5	6.0	233	\$719,000	\$579,900	\$540,000	93.12%	\$673,100	0.80
21	20 Bennington Road	Colonial	4	2.1	35	\$555,000	\$545,000	\$550,000	100.92%	\$432,300	1.27
22	3211 Pointe Gate Drive	OneFloor	2	2.1	11	\$559,500	\$559,500	\$555,000	99.20%	\$443,400	1.25
23	49 Elmwood Drive	Colonial	4	2.1	10	\$549,000	\$549,000	\$576,000	104.92%	\$518,800	1.11
24	4211 Pointe Gate Drive	OneFloor	2	2.1	12	\$595,000	\$595,000	\$595,000	100.00%	\$443,400	1.34
25	7 Arlington Drive	Bi-Level	4	2.0	13	\$625,000	\$625,000	\$625,000	100.00%	\$542,600	1.15

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26	12 Timber Hill Drive	Split Level	4	3.1	12	\$650,000	\$650,000	\$664,000	102.15%	\$535,400	1.24
27	54 Hickory Place	Colonial	4	2.2	41	\$725,000	\$725,000	\$675,000	93.10%	\$681,600	0.99
28	35 W Cedar Street	Colonial	4	2.2	55	\$689,000	\$679,000	\$680,000	100.15%	\$508,200	1.34
29	14 Baker Road	Colonial	3	2.1	51	\$699,900	\$679,900	\$685,000	100.75%	\$530,900	1.29
30	41 Springbrook Road	Split Level	4	3.1	14	\$714,900	\$714,900	\$750,000	104.91%	\$850,000	0.88
31	17 Fellswood Drive	Colonial	4	3.0	42	\$859,000	\$839,000	\$809,000	96.42%		
32	55 Elmwood Drive	Colonial	4	2.1	7	\$819,000	\$819,000	\$819,000	100.00%		
33	4 Apple Tree Court	Colonial	5	3.1	15	\$865,000	\$865,000	\$875,000	101.16%	\$820,000	1.07
34	8 Cedar Gate Court	TwnEndUn	3	2.1	27	\$829,900	\$829,900	\$899,900	108.43%		
35	24 Bilingsley Drivel	Colonial	4	3.1	41	\$1,099,000	\$999,000	\$960,000	96.10%		
36	46 Stonewall Drive	Ranch	5	3.1	15	\$949,000	\$949,000	\$971,450	102.37%	\$822,000	1.18
37	23 Vanderbilt Drive	Custom	5	5.2	111	\$1,425,000	\$1,395,000	\$1,300,000	93.19%	\$1,300,000	1.00
AVERAGE					52	\$603,181	\$586,751	\$584,800	100.07%		1.09

"ACTIVE" LISTINGS IN LIVINGSTON

Number of Units: 96
Average List Price: \$1,077,022
Average Days on Market: 116

"UNDER CONTRACT" LISTINGS IN LIVINGSTON

Number of Units: 62
Average List Price: \$765,313
Average Days on Market: 64

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			52
List Price	\$671,181	\$586,195	\$673,159	\$740,845	\$681,744	\$665,438	\$752,035	\$768,444	\$674,561	\$586,751			\$691,532
Sales Price	\$663,829	\$571,150	\$664,179	\$733,197	\$685,487	\$661,786	\$732,670	\$736,868	\$659,674	\$584,800			\$679,536
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%			99.28%
Sales Price to Assessed Value	1.09	1.00	1.07	1.11	1.12	1.12	1.14	1.14	1.11	1.09			1.11
# Units Sold	21	20	28	29	43	37	48	59	33	37			355
Active Listings	89	107	119	129	151	138	136	115	100	96			118
Under Contracts	71	82	91	106	105	105	96	85	80	62			88

Flashback! YTD 2015 vs YTD 2016

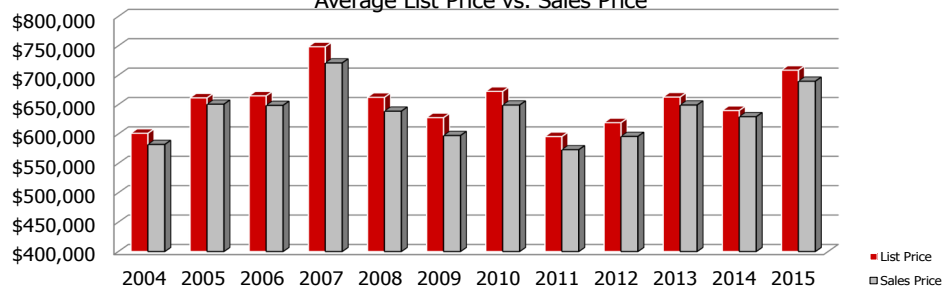
	2015	2016	% Change
Days on Market	55	52	-4.58%
Sales Price	\$681,265	\$679,536	-0.25%
Assessed Value to Sales Price	1.08	1.11	2.51%



	2015	2016	% Change
# Units Sold	343	355	3.50%
Active Listings	138	96	-30.43%
Under Contracts	74	62	-16.22%

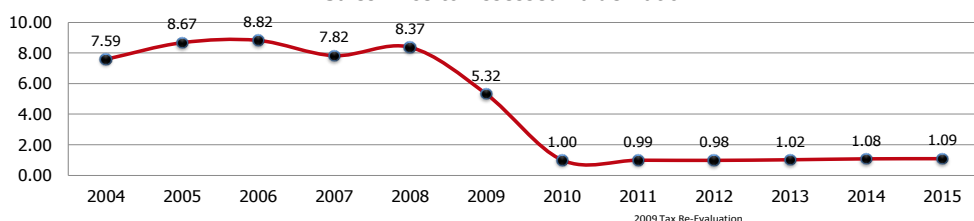
Livingston Yearly Market Trends

Average List Price vs. Sales Price



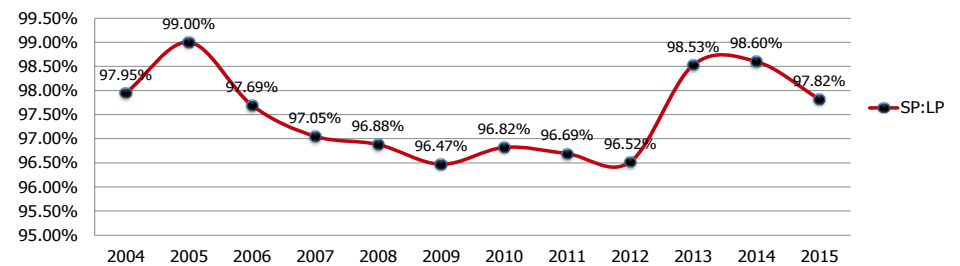
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
LP	\$601,135	\$661,426	\$664,870	\$748,413	\$662,317	\$627,865	\$672,470	\$595,503	\$619,248	\$662,845	\$639,989	\$708,512
SP	\$582,177	\$650,679	\$648,695	\$720,873	\$638,797	\$597,355	\$649,233	\$573,206	\$595,914	\$649,260	\$629,350	\$689,751

Sales Price to Assessed Value Ratio

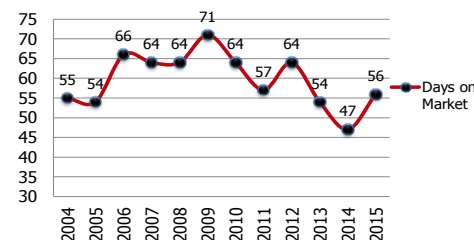


Livingston Yearly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

