

L i v i n g s t o n

O c t o b e r 2 0 1 7 M a r k e t S n a p s h o t

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	235 W Mt Pleasant Avenue	Colonial	3	2.0	276	\$377,000	\$305,000	\$305,000	100.00%	\$403,900	0.76
2	18 N Cedar Parkway	Split Level	3	1.1	7	\$359,000	\$359,000	\$345,000	96.10%	\$378,400	0.91
3	157 Hillside Avenue	CapeCod	4	1.0	11	\$369,000	\$369,000	\$357,500	96.88%	\$317,400	1.13
4	10 Symington Avenue	Ranch	3	1.0	3	\$372,500	\$372,500	\$372,500	100.00%	\$418,900	0.89
5	72 Mounthaven Drive	Ranch	3	2.0	9	\$375,000	\$375,000	\$386,100	102.96%	\$410,100	0.94
6	14 Lee Road	CapeCod	3	2.1	112	\$459,900	\$424,900	\$410,000	96.49%	\$432,100	0.95
7	8 Park Drive	CapeCod	2	1.0	20	\$425,000	\$425,000	\$425,000	100.00%	\$383,500	1.11
8	38 Winchester Road	Colonial	3	1.1	41	\$469,000	\$469,000	\$430,000	91.68%	\$403,000	1.07
9	49 Brandon Avenue	Bi-Level	4	3.0	14	\$499,000	\$499,000	\$500,000	100.20%	\$457,500	1.09
10	2 Rumson Road	Split Level	3	1.1	1	\$500,000	\$500,000	\$500,000	100.00%	\$546,600	0.91
11	10 Redwood Road	Ranch	4	2.0	20	\$549,000	\$549,000	\$541,000	98.54%	\$440,900	1.23
12	18 Wynnewood Road	Colonial	3	2.1	16	\$549,000	\$549,000	\$555,000	101.09%	\$451,100	1.23
13	17 E Harrison Place	Colonial	5	2.0	22	\$575,000	\$575,000	\$555,000	96.52%	\$415,100	1.34
14	206 Turlington Court	TwnEndUn	3	2.1	12	\$569,000	\$569,000	\$557,000	97.89%	\$495,800	1.12
15	6 Tiffany Drive	Bi-Level	4	2.1	1	\$565,000	\$565,000	\$562,500	99.56%	\$558,100	1.01
16	7 Timber Hill Drive	Split Level	3	2.1	42	\$647,000	\$575,000	\$570,000	99.13%	\$522,500	1.09
17	1308 Pointe Gate Drive	HighRise	2	2.1	67	\$595,000	\$579,000	\$573,000	98.96%	\$443,400	1.29
18	307 Kensington Lane	TwnEndUn	3	2.1	177	\$610,000	\$570,000	\$580,000	101.75%	\$479,800	1.21
19	12 Laurel Avenue	Split Level	4	2.1	64	\$645,000	\$634,900	\$618,000	97.34%	\$510,400	1.21
20	27 Lexington Drive	Colonial	4	2.1	23	\$625,000	\$625,000	\$632,000	101.12%	\$572,700	1.10
21	40 Coddington Terrace	Bi-Level	5	3.0	36	\$650,000	\$650,000	\$639,000	98.31%	\$642,600	0.99
22	2 Dellmead Drive	RanchRas	4	3.0	62	\$749,000	\$724,900	\$675,000	93.12%	\$732,900	0.92
23	16 Cherry Hill Road	Colonial	4	2.1	28	\$699,000	\$699,000	\$680,000	97.28%	\$537,000	1.27
24	29 Tiffany Drive	Bi-Level	4	3.0	36	\$699,900	\$699,900	\$690,000	98.59%	\$595,300	1.16
25	10 Consul Road	Ranch	4	3.0	28	\$739,000	\$739,000	\$735,000	99.46%	\$664,800	1.11

Livingston

October 2017 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
26	1407 Town Center Way	OneFloor	3	2.1	109	\$898,000	\$898,000	\$850,000	94.65%	\$745,800	1.14
27	12 Monmouth Court	Colonial	4	3.0	55	\$969,000	\$939,000	\$939,000	100.00%		
28	27 North Drive	Colonial	4	3.2	78	\$1,250,000	\$1,199,000	\$1,100,000	91.74%	\$1,191,900	0.92
29	27 Fawn Drive	Ranch	5	3.2	37	\$1,295,000	\$1,295,000	\$1,200,000	92.66%	\$892,000	1.35
30	28 Notch Hill Drive	Ranch	4	4.1	9	\$1,299,999	\$1,299,999	\$1,315,000	101.15%	\$1,024,200	1.28
31	11 N Hillside Avenue	Colonial	6	6.1	118	\$1,650,000	\$1,599,000	\$1,520,000	95.06%		
32	25 Thames Drive	Colonial	6	4.1	21	\$1,949,000	\$1,949,000	\$1,895,000	97.23%	\$1,753,600	1.08
33	29 Chestnut Street	Colonial	6	8.1	62	\$3,188,000	\$3,188,000	\$2,900,000	90.97%	\$2,364,800	1.23
AVERAGE					49	\$793,039	\$780,882	\$754,927	97.77%		1.10

"ACTIVE" Listings in Livingston

Number of Units: 98
Average List Price: \$1,055,785
Average Days on Market: 86

"UNDER CONTRACT" Listings in Livingston

Number of Units: 74
Average List Price: \$807,572
Average Days on Market: 53

Livingston 2017 Year to Date Market Trends

	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	75	55	55	43	33	43	28	42	51	49			44
List Price	\$806,695	\$749,393	\$729,867	\$629,617	\$719,525	\$710,454	\$723,966	\$785,149	\$741,782	\$780,882			\$737,333
Sales Price	\$794,641	\$719,040	\$720,707	\$620,690	\$721,443	\$710,058	\$722,541	\$768,370	\$717,154	\$754,927			\$725,983
Sales Price as a % of List Price	99.07%	98.23%	99.41%	98.85%	101.04%	100.26%	100.22%	98.33%	97.70%	97.77%			99.17%
Sales Price to Assessed Value	1.07	1.12	1.13	1.15	1.18	1.17	1.19	1.15	1.12	1.10			1.15
# Units Sold	20	15	28	29	36	46	48	56	38	33			349
Active Listings	83	90	104	131	158	145	118	114	113	98			115
Under Contracts	48	57	78	94	101	101	89	64	58	74			76

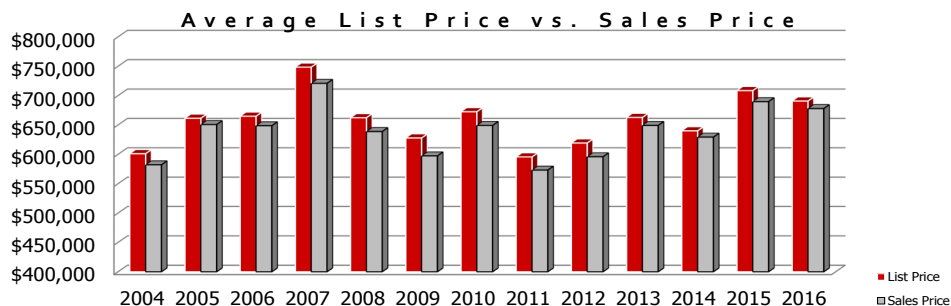
Flashback! YTD 2016 vs YTD 2017

	2016	2017	% Change
Days on Market	52	44	-15.16%
Sales Price	\$679,536	\$725,983	6.83%
Sales Price to Assessed Value	1.11	1.15	3.45%

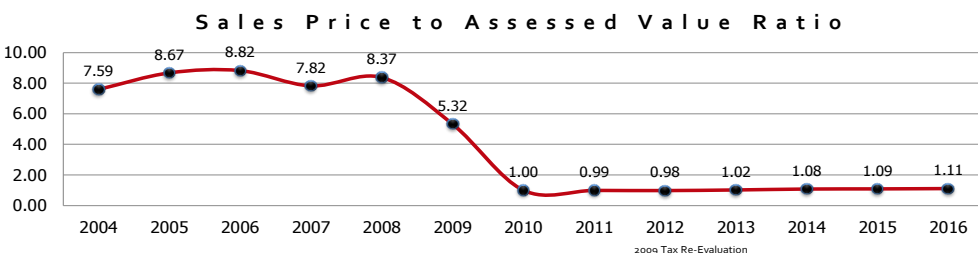


	2016	2017	% Change
# Units Sold	355	349	-1.69%
Active Listings	96	98	2.08%
Under Contracts	62	74	19.35%

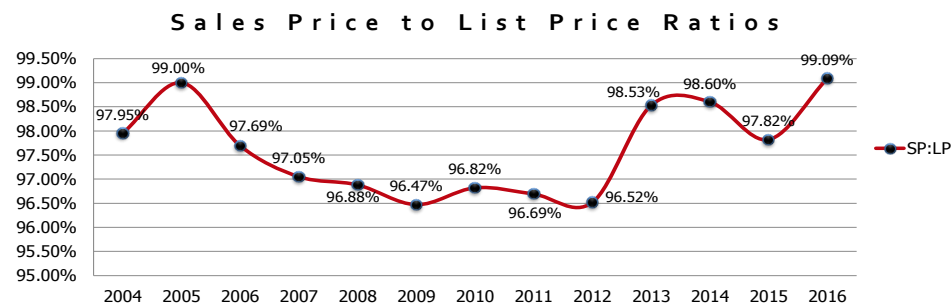
Livingston Yearly Market Trends



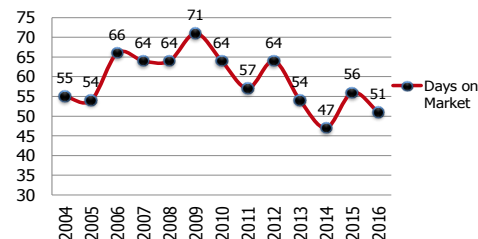
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
LP	\$601,135	\$661,426	\$664,870	\$748,413	\$662,317	\$627,865	\$672,470	\$595,503	\$619,248	\$662,845	\$639,989	\$708,512	\$690,777
SP	\$582,177	\$650,679	\$648,695	\$720,873	\$638,797	\$597,355	\$649,233	\$573,206	\$595,914	\$649,260	\$629,350	\$689,751	\$677,959



Livingston Yearly Market Trends



Average Days on Market



Number of Units Sold

