

L i v i n g s t o n

A p r i l 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	28 Woodcrest Drive	CapeCod	3	1.0	33	\$300,000	\$300,000	\$300,000	100.00%	\$323,000	0.93
2	44 Manor Road	CapeCod	4	2.0	261	\$333,000	\$333,000	\$321,000	96.40%	\$372,700	0.86
3	10 Sycamore Avenue	Ranch	2	1.1	0	\$330,000	\$330,000	\$337,000	102.12%	\$325,000	1.04
4	4 Glannon Road	Colonial	3	1.1	36	\$424,900	\$419,900	\$412,000	98.12%	\$418,100	0.99
5	6 Greenwood Court	SplitLev	3	1.2	9	\$409,900	\$409,900	\$418,000	101.98%	\$437,100	0.96
6	44 Collinwood Avenue	Colonial	4	2.0	72	\$499,900	\$499,900	\$420,000	84.02%	\$439,000	0.96
7	15 Filmore Avenue	Colonial	2	1.1	26	\$435,000	\$435,000	\$430,000	98.85%	\$359,000	1.20
8	34 W Cedar Street	Colonial	3	1.1	8	\$449,000	\$449,000	\$449,000	100.00%	\$372,700	1.20
9	218 Edmonton Court	TwndEndUn	2	2.1	112	\$500,000	\$489,000	\$485,000	99.18%	\$444,200	1.09
10	25 Sycamore Avenue	Ranch	3	1.1	7	\$448,900	\$448,900	\$486,000	108.26%	\$461,500	1.05
11	303 Kensington Lane	TwndEndUn	2	2.1	105	\$519,000	\$519,000	\$492,500	94.89%	\$444,200	1.11
12	21 Riker Hill Road	SplitLev	3	1.1	22	\$539,000	\$539,000	\$546,000	101.30%	\$431,900	1.26
13	210 Edmonton Court	TwndIntUn	3	2.1	29	\$570,000	\$570,000	\$560,000	98.25%	\$479,800	1.17
14	14 Belmont Drive	SplitLev	4	2.1	104	\$629,000	\$599,000	\$580,000	96.83%	\$327,800	1.77
15	42 Berkeley Place	SplitLev	4	2.1	8	\$559,500	\$559,500	\$610,000	109.03%	\$454,600	1.34
16	48 W McClellan Avenue	SplitLev	4	3.0	0	\$625,000	\$625,000	\$635,000	101.60%	\$458,600	1.38
17	52 Rumson Road	SplitLev	5	2.1	9	\$649,900	\$649,900	\$655,000	100.78%	\$654,800	1.00
18	5104 Pointe Gate Drive	OneFloor	3	3.1	29	\$763,000	\$763,000	\$662,500	86.83%	\$720,000	0.92
19	204 N Livingston Avenue	Colonial	4	2.1	12	\$699,900	\$699,900	\$680,000	97.16%	\$603,600	1.13
20	10 Fellswood Drive	Colonial	4	2.1	114	\$745,000	\$725,000	\$735,000	101.38%	\$503,200	1.46

Livingston

April 2017 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
21	7 Beresford Lane	TwndEndUn	3	2.2	13	\$749,000	\$749,000	\$744,000	99.33%	\$701,700	1.06
22	37 Franklin Avenue	Colonial	4	2.1	43	\$795,000	\$795,000	\$782,000	98.36%	\$553,900	1.41
23	14 Mohawk Drive	SplitLev	4	3.0	15	\$799,000	\$799,000	\$825,000	103.25%	\$674,900	1.22
24	54 S Ashby Avenue	Colonial	4	4.0	18	\$825,000	\$825,000	\$825,000	100.00%		
25	71 Fellswood Drive	Colonial	4	3.0	0	\$850,000	\$850,000	\$850,000	100.00%		
26	4 Wingate Drive	Colonial	4	2.1	13	\$849,000	\$849,000	\$855,000	100.71%	\$673,900	1.27
27	15 Princeton Road	Colonial	4	3.1	143	\$995,000	\$965,000	\$900,000	93.26%	\$934,000	0.96
28	28 N Baums Court	SplitLev	4	2.1	0	\$975,000	\$975,000	\$975,000	100.00%		
29	38 Brookside Avenue	Colonial	4	5.0	16	\$1,088,000	\$1,088,000	\$1,030,000	94.67%		
AVERAGE					43	\$632,928	\$629,617	\$620,690	98.85%		1.15

"ACTIVE" Listings in Livingston

Number of Units: 131
Average List Price: \$1,095,737
Average Days on Market: 72

"UNDER CONTRACT" Listings in Livingston

Number of Units: 94
Average List Price: \$759,665
Average Days on Market: 41

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									56
List Price	\$806,695	\$749,393	\$729,867	\$629,617									\$718,152
Sales Price	\$794,641	\$719,040	\$720,707	\$620,690									\$704,981
Sales Price as a % of List Price	99.07%	98.23%	99.41%	98.85%									98.97%
Sales Price to Assessed Value	1.07	1.12	1.13	1.15									1.12
# Units Sold	20	15	28	29									92
Active Listings	83	90	104	131									102
Under Contracts	48	57	78	94									69

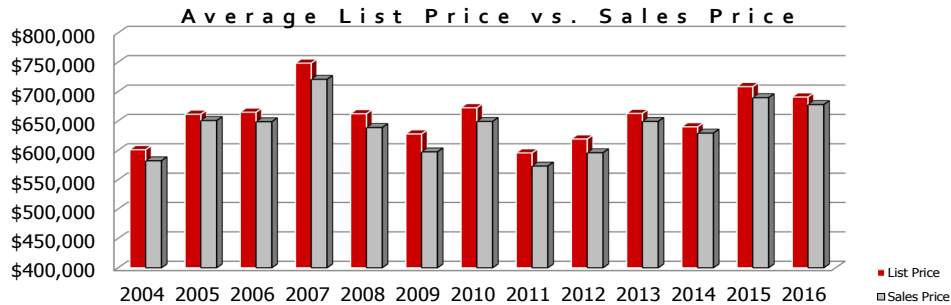
Flashback! YTD 2016 vs YTD 2017

	2016	2017	% Change
Days on Market	63	56	-11.95%
Sales Price	\$665,542	\$704,981	5.93%
Assessed Value to Sales Price	1.07	1.12	5.02%

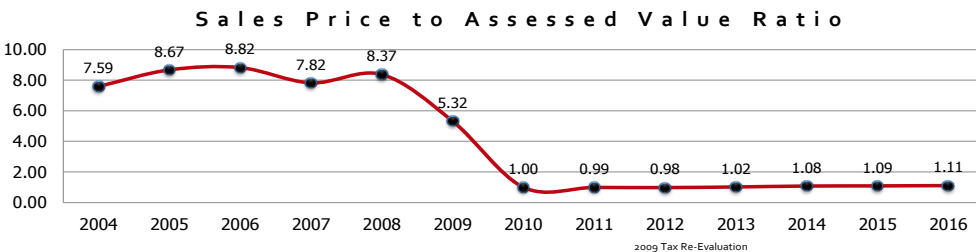


	2016	2017	% Change
# Units Sold	98	92	-6.12%
Active Listings	129	131	1.55%
Under Contracts	106	94	-11.32%

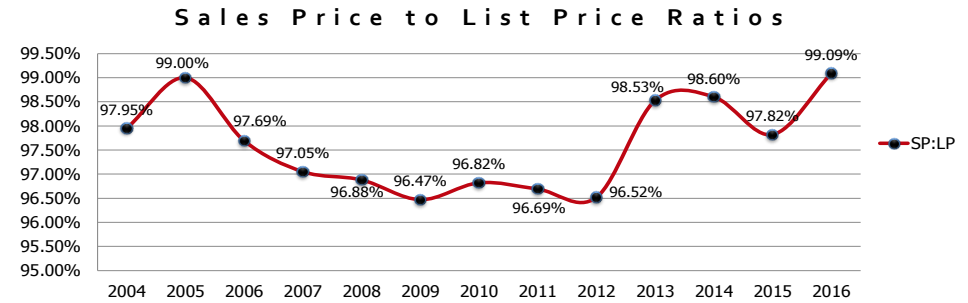
Livingston Yearly Market Trends



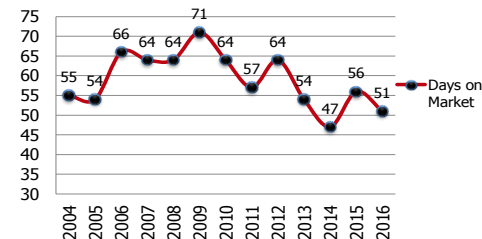
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
LP	\$601,135	\$661,426	\$664,870	\$748,413	\$662,317	\$627,865	\$672,470	\$595,503	\$619,248	\$662,845	\$639,989	\$708,512	\$690,777
SP	\$582,177	\$650,679	\$648,695	\$720,873	\$638,797	\$597,355	\$649,233	\$573,206	\$595,914	\$649,260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



Livingston Yearly Market Trends



Average Days on Market



Number of Units Sold

