

L i v i n g s t o n

A u g u s t 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	9 Dougal Avenue	Colonial	2	1.1	105	\$357,000	\$337,000	\$310,000	91.99%	\$356,100	0.87
2	46 E Cedar Street	Colonial	3	2.0	21	\$360,000	\$360,000	\$325,000	90.28%	\$347,000	0.94
3	13 Amherst Place	CapeCod	4	1.0	0	\$330,000	\$330,000	\$330,000	100.00%	\$325,000	1.02
4	160 W Northfield Road	Colonial	3	1.0	12	\$379,000	\$379,000	\$379,000	100.00%	\$396,100	0.96
5	129 W Northfield Road	CapeCod	3	3.0	105	\$429,000	\$399,000	\$380,000	95.24%	\$392,200	0.97
6	4106 Pointe Gate Drive	TwnEndUn	2	2.0	20	\$408,000	\$408,000	\$408,000	100.00%	\$349,000	1.17
7	8 Amherst Place	Colonial	3	2.1	75	\$418,000	\$399,999	\$420,000	105.00%	\$346,400	1.21
8	44 Bryant Drive	Split Level	3	2.0	22	\$489,900	\$489,900	\$460,000	93.90%	\$427,700	1.08
9	300 E Mount Pleasant Ave	Split Level	5	3.0	45	\$499,000	\$499,000	\$475,000	95.19%	\$520,400	0.91
10	9 Crescent Road	CapeCod	4	1.1	15	\$470,000	\$470,000	\$480,000	102.13%	\$365,800	1.31
11	44 Amherst Place	Colonial	3	1.1	9	\$479,000	\$479,000	\$485,000	101.25%	\$361,100	1.34
12	927 Kensington Lane	TwnEndUn	2	2.1	21	\$495,619	\$495,619	\$493,619	99.60%	\$444,200	1.11
13	24 Hazel Avenue	Colonial	3	2.1	70	\$530,000	\$530,000	\$510,000	96.23%	\$453,400	1.12
14	23 Berkeley Place	Colonial	3	2.1	16	\$525,000	\$525,000	\$530,000	100.95%	\$351,200	1.51
15	93 Martin Road	Bi-Level	4	2.0	15	\$534,900	\$534,900	\$540,100	100.97%	\$531,600	1.02
16	5 Kathay Drive	Split Level	3	3.0	16	\$559,000	\$559,000	\$549,000	98.21%	\$515,500	1.06
17	46 Brandon Avenue	Bi-Level	4	2.1	16	\$525,000	\$525,000	\$552,500	105.24%	\$520,900	1.06
18	236 E Cedar Street	CapeCod	5	2.1	18	\$575,000	\$575,000	\$575,000	100.00%	\$569,300	1.01
19	31 Oakwood Avenue	Colonial	4	2.1	14	\$589,000	\$589,000	\$602,000	102.21%	\$426,000	1.41
20	7 Bowling Drive	Bi-Level	4	2.1	10	\$598,000	\$598,000	\$610,000	102.01%	\$530,600	1.15

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21	129 Beaufort Avenue	Bi-Level	4	2.0	21	\$625,000	\$625,000	\$612,500	98.00%	\$437,400	1.40
22	23 Winged Foot Drive	TwnIntUn	3	2.1	63	\$688,000	\$665,000	\$634,000	95.34%	\$595,100	1.07
23	69 Irving Avenue	Colonial	3	2.0	10	\$619,000	\$619,000	\$645,000	104.20%	\$428,200	1.51
24	84 Falcon Road	Bi-Level	4	2.1	12	\$599,000	\$599,000	\$650,000	108.51%	\$440,000	1.48
25	37 Coddington Terrace	SplitLev	4	2.1	7	\$649,900	\$649,900	\$665,000	102.32%	\$562,400	1.18
26	15 Countryside Drive	Split Level	4	3.0	14	\$650,000	\$650,000	\$683,000	105.08%	\$447,800	1.53
27	31 Cherry Hill Road	Bi-Level	4	2.1	14	\$679,000	\$679,000	\$693,000	102.06%	\$549,500	1.26
28	15 Brayton Road	Custom	5	3.1	14	\$725,000	\$725,000	\$700,000	96.55%	\$984,600	0.71
29	19 Shadowlawn Drive	Split Level	5	3.1	23	\$725,000	\$725,000	\$710,000	97.93%	\$750,900	0.95
30	252 Hillside Avenue	Custom	5	3.1	26	\$838,000	\$749,000	\$750,000	100.13%	\$640,200	1.17
31	4 Tarlton Drive	Split Level	5	2.1	11	\$769,000	\$769,000	\$782,000	101.69%	\$687,300	1.14
32	25 Wellington Road	Colonial	4	2.1	16	\$775,000	\$775,000	\$791,000	102.06%	\$606,500	1.30
33	36 Pebble Beach Drive	TwnEndUn	4	3.1	80	\$899,000	\$875,000	\$800,000	91.43%	\$675,000	1.19
34	44 Springbrook Road	Split Level	5	3.0	49	\$875,000	\$850,000	\$831,500	97.82%	\$672,000	1.24
35	50 Tremont Terrace	Colonial	4	2.1	30	\$849,000	\$849,000	\$833,000	98.12%	\$705,800	1.18
36	2 Devonshire Road	Ranch	3	2.1	62	\$939,000	\$895,000	\$840,000	93.85%	\$824,300	1.02
37	13 Elmwood Drive	Colonial	5	3.0	22	\$847,000	\$847,000	\$847,000	100.00%		
38	173 E Cedar Street	Colonial	6	5.1	117	\$1,168,000	\$898,000	\$854,000	95.10%	\$1,209,100	0.71
39	32 Cherry Hill Road	Colonial	5	3.1	15	\$899,000	\$899,000	\$860,000	95.66%	\$838,700	1.03
40	82 Shrewsbury Drive	Colonial	5	3.1	51	\$928,000	\$898,000	\$875,000	97.44%	\$722,400	1.21

Livingston

August 2017 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
41	3 Sheffield Court	RanchExp	5	3.0	9	\$918,000	\$918,000	\$918,000	100.00%	\$845,400	1.09
42	13 Ridgewood Drive	Split Level	5	3.0	14	\$898,000	\$898,000	\$920,000	102.45%	\$760,300	1.21
43	298 E Cedar Street	Colonial	6	6.1	489	\$1,250,000	\$999,000	\$925,000	92.59%	\$1,414,700	0.65
44	34 Fawn Drive	Contemp	6	5.1	92	\$999,000	\$949,000	\$928,000	97.79%	\$940,500	0.99
45	21 Winchester Road	Colonial	5	3.2	12	\$920,000	\$920,000	\$936,000	101.74%		
46	7 Brown Court	Contemp	7	5.1	65	\$1,099,999	\$1,099,999	\$962,500	87.50%	\$1,390,000	0.69
47	7 Chetwynd Terrace	Ranch	4	3.1	64	\$1,225,000	\$1,150,000	\$999,000	86.87%	\$835,000	1.20
48	17 Hemlock Road	Contemp	5	3.1	21	\$1,099,000	\$1,099,000	\$1,030,000	93.72%	\$886,000	1.16
49	3 Apple Tree Court	Colonial	5	3.1	58	\$1,200,000	\$1,150,000	\$1,100,000	95.65%	\$687,000	1.60
50	26 Fawn Drive	Contemp	4	3.1	13	\$1,195,000	\$1,195,000	\$1,180,000	98.74%	\$1,099,600	1.07
51	7 Hadrian Drive	Colonial	5	4.1	12	\$1,199,000	\$1,199,000	\$1,199,000	100.00%	\$1,214,400	0.99
52	41 Rainbow Ridge Drive	Colonial	5	5.1	50	\$1,300,000	\$1,300,000	\$1,250,000	96.15%	\$1,008,100	1.24
53	16 Fordham Road	Colonial	5	5.1	10	\$1,375,000	\$1,375,000	\$1,376,000	100.07%	\$824,400	1.67
54	17 Marisa Court	Colonial	5	4.2	30	\$1,449,000	\$1,449,000	\$1,395,000	96.27%		
55	29 Vanderbilt Drive	Contemp	6	6.1	101	\$1,675,000	\$1,549,000	\$1,445,000	93.29%	\$1,670,400	0.87
56	10 Devonshire Road	Custom	7	6.2	9	\$1,995,000	\$1,995,000	\$1,995,000	100.00%	\$936,100	2.13
AVERAGE					42	\$805,238	\$785,149	\$768,370	98.33%		1.15

"ACTIVE" Listings in Livingston

Number of Units: 114
Average List Price: \$1,093,795
Average Days on Market: 92

"UNDER CONTRACT" Listings in Livingston

Number of Units: 64
Average List Price: \$745,047
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					43
List Price	\$806,695	\$749,393	\$729,867	\$629,617	\$719,525	\$710,454	\$723,966	\$785,149					\$731,556
Sales Price	\$794,641	\$719,040	\$720,707	\$620,690	\$721,443	\$710,058	\$722,541	\$768,370					\$723,754
Sales Price as a % of List Price	99.07%	98.23%	99.41%	98.85%	101.04%	100.26%	100.22%	98.33%					99.54%
Sales Price to Assessed Value	1.07	1.12	1.13	1.15	1.18	1.17	1.19	1.15					1.16
# Units Sold	20	15	28	29	36	46	48	56					278
Active Listings	83	90	104	131	158	145	118	114					118
Under Contracts	48	57	78	94	101	101	89	64					79

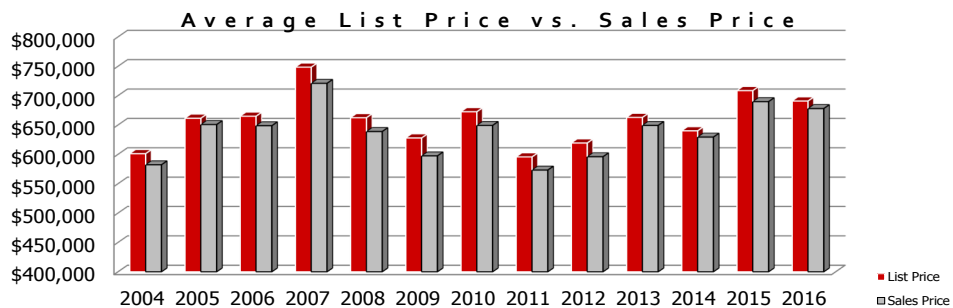
Flashback! YTD 2016 vs YTD 2017

	2016	2017	% Change
Days on Market	52	43	-17.96%
Sales Price	\$694,135	\$723,754	4.27%
Sales Price to Assessed Value	1.11	1.16	4.17%

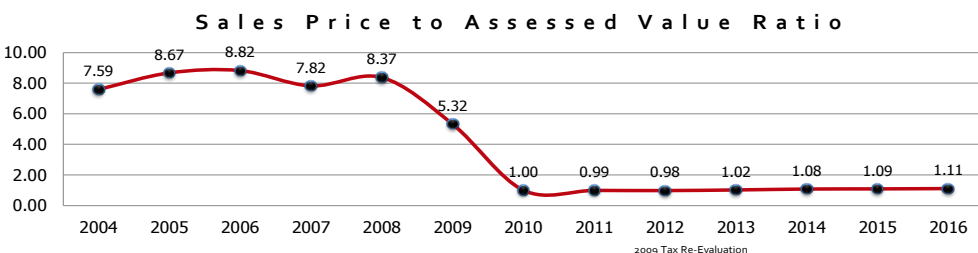


	2016	2017	% Change
# Units Sold	285	278	-2.46%
Active Listings	115	114	-0.87%
Under Contracts	85	64	-24.71%

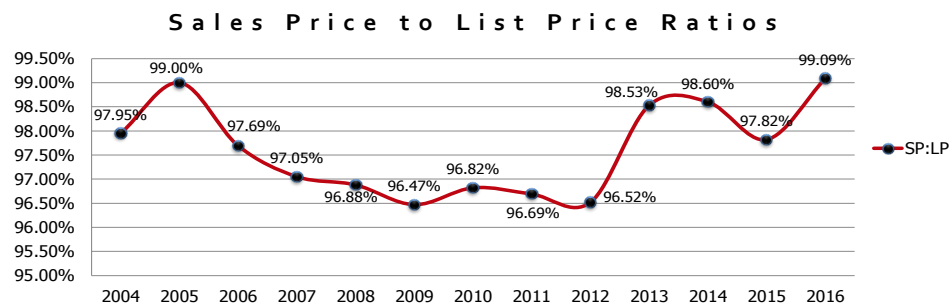
Livingston Yearly Market Trends



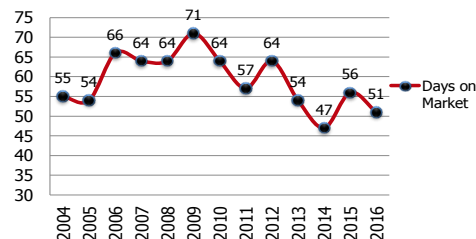
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
LP	\$601,135	\$661,426	\$664,870	\$748,413	\$662,317	\$627,865	\$672,470	\$595,503	\$619,248	\$662,845	\$639,989	\$708,512	\$690,777
SP	\$582,177	\$650,679	\$648,695	\$720,873	\$638,797	\$597,355	\$649,233	\$573,206	\$595,914	\$649,260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



Livingston Yearly Market Trends



Average Days on Market



Number of Units Sold

