

# Livingston

February 2017 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	54 Brookside Avenue	Colonial	3	2.0	56	\$389,000	\$389,000	\$397,500	102.19%	\$428,600	0.93
2	20 Spier Drive	Ranch	3	2.0	125	\$469,000	\$429,000	\$420,000	97.90%	\$400,000	1.05
3	50 Hazelwood Avenue	Colonial	4	2.0	43	\$499,900	\$499,900	\$475,000	95.02%	\$452,300	1.05
4	64 E Cedar Street	Colonial	4	1.1	13	\$458,000	\$458,000	\$480,000	104.80%	\$438,100	1.10
5	15 Crestview Hill Road	Colonial	3	2.0	2	\$494,999	\$494,999	\$525,000	106.06%	\$438,400	1.20
6	32 Wychwood Road	Split Level	4	3.0	17	\$535,000	\$535,000	\$545,100	101.89%	\$572,000	0.95
7	136 Walnut Street	Contemp	5	3.1	121	\$750,000	\$750,000	\$685,000	91.33%	\$758,400	0.90
8	97 Laurel Avenue	Split Level	3	3.0	61	\$750,000	\$739,000	\$700,000	94.72%	\$523,200	1.34
9	5 Tanglewood Drive	Split Level	4	2.1	14	\$693,000	\$693,000	\$703,000	101.44%	\$536,000	1.31
10	33 N Hillside Avenue	Ranch	5	3.1	70	\$799,000	\$755,000	\$730,000	96.69%	\$693,400	1.05
11	43 Lee Road	Bi-Level	4	3.0	56	\$800,000	\$775,000	\$775,000	100.00%	\$734,700	1.05
12	7 Stonewall Drive	Split Level	5	4.0	57	\$840,000	\$795,000	\$825,000	103.77%	\$677,500	1.22
13	2 Balmoral Drive	Bi-Level	6	3.1	11	\$799,000	\$799,000	\$825,000	103.25%	\$623,300	1.32
14	1307 Town Center Way	OneFloor	3	2.1	159	\$929,000	\$929,000	\$830,000	89.34%	\$745,800	1.11
15	4 Tulane Drive	Contemp	3	5.3	23	\$2,200,000	\$2,200,000	\$1,870,000	85.00%	\$1,490,500	1.25
AVERAGE					55	\$760,393	\$749,393	\$719,040	98.23%		1.12

## "ACTIVE" Listings in Livingston

**Number of Units:** 90  
**Average List Price:** \$1,108,148  
**Average Days on Market:** 110

## "UNDER CONTRACT" Listings in Livingston

**Number of Units:** 57  
**Average List Price:** \$778,417  
**Average Days on Market:** 62

# 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											66
List Price	\$806,695	\$749,393											\$782,137
Sales Price	\$794,641	\$719,040											\$762,240
Sales Price as a % of List Price	99.07%	98.23%											98.71%
Sales Price to Assessed Value	1.07	1.12											1.10
# Units Sold	20	15											35
Active Listings	83	90											87
Under Contracts	48	57											53

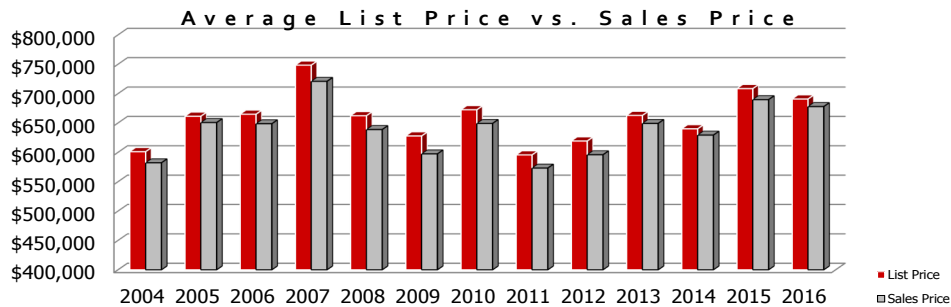
## Flashback! YTD 2016 vs YTD 2017

	2016	2017	% Change
Days on Market	70	66	-5.05%
Sales Price	\$618,620	\$762,240	23.22%
Assessed Value to Sales Price	1.05	1.10	4.64%

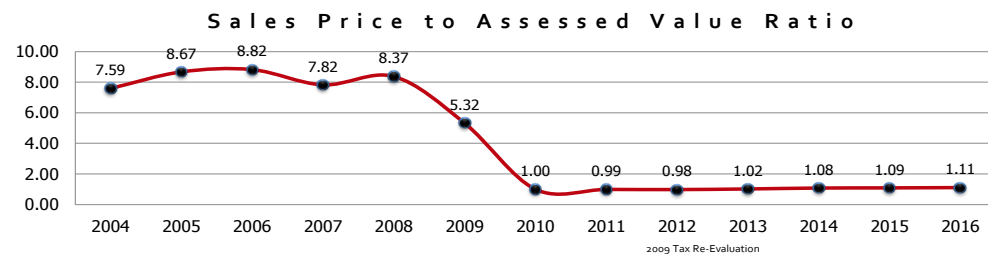


	2016	2017	% Change
# Units Sold	41	35	-14.63%
Active Listings	107	90	-15.89%
Under Contracts	82	57	-30.49%

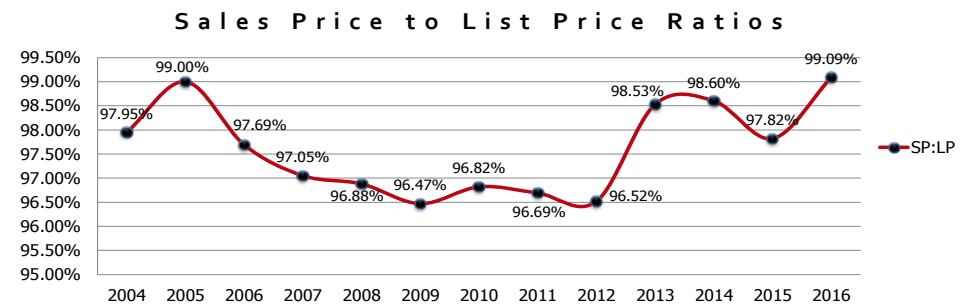
## Livingston Yearly Market Trends



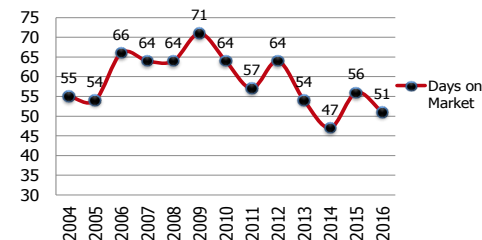
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
LP	\$601,135	\$661,426	\$664,870	\$748,413	\$662,317	\$627,865	\$672,470	\$595,503	\$619,248	\$662,845	\$639,989	\$708,512	\$690,777
SP	\$582,177	\$650,679	\$648,695	\$720,873	\$638,797	\$597,355	\$649,233	\$573,206	\$595,914	\$649,260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



## Livingston Yearly Market Trends



## Average Days on Market



## Number of Units Sold

