

L i v i n g s t o n

J u n e 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 Assess- ment	SP:AV
1	5 Oxford Drive	Ranch	3	2.0	0	\$350,000	\$350,000	\$350,000	100.00%	\$488,000	0.72
2	16 Stoney Hill Place	CapeCod	4	2.1	188	\$487,500	\$417,000	\$400,000	95.92%	\$410,100	0.98
3	30 Dougal Avenue	Colonial	4	1.1	23	\$419,000	\$419,000	\$400,000	95.47%	\$368,900	1.08
4	8 Twin Oak Road	Colonial	3	1.1	15	\$369,200	\$369,200	\$400,000	108.34%	\$394,500	1.01
5	19 Lincoln Avenue	Split Level	3	1.1	113	\$449,900	\$435,000	\$430,000	98.85%	\$372,000	1.16
6	35 N Ashby Avenue	Colonial	2	2.0	10	\$424,000	\$424,000	\$434,000	102.36%	\$355,700	1.22
7	38 Falcon Road	Ranch	3	2.1	90	\$499,000	\$459,900	\$460,000	100.02%	\$375,500	1.23
8	198 E McClellan Avenue	Ranch	3	2.0	11	\$475,000	\$475,000	\$475,000	100.00%	\$448,200	1.06
9	46 Fellswood Drive	Ranch	3	1.0	13	\$475,000	\$475,000	\$476,000	100.21%	\$452,600	1.05
10	104 Sycamore Avenue	Split Level	3	2.0	34	\$510,000	\$510,000	\$495,000	97.06%	\$436,800	1.13
11	37 Bennington Road	Colonial	4	2.0	191	\$525,000	\$500,000	\$500,000	100.00%	\$403,100	1.24
12	53 Glendale Avenue	Bi-Level	4	1.1	22	\$510,000	\$510,000	\$510,000	100.00%	\$493,900	1.03
13	4201 Pointe Gate Drive	TwnIntUn	2	2.1	71	\$580,900	\$580,900	\$515,000	88.66%	\$523,400	0.98
14	4 Cliffside Drive	Ranch	3	1.1	14	\$519,000	\$519,000	\$525,000	101.16%	\$485,900	1.08
15	9 Millbrook Court	Split Level	3	1.1	0	\$549,000	\$549,000	\$535,000	97.45%	\$465,000	1.15
16	11 West Lawn Road	Colonial	4	1.1	14	\$549,000	\$549,000	\$549,000	100.00%	\$433,100	1.27
17	3202 Pointe Gate Drive	OneFloor	2	2.1	80	\$569,000	\$569,000	\$550,000	96.66%	\$443,400	1.24
18	11 Woodland Terrace	Colonial	3	1.1	20	\$520,000	\$520,000	\$560,000	107.69%	\$393,000	1.42
19	40 Lee Road	Split Level	4	1.1	14	\$549,000	\$549,000	\$565,000	102.91%	\$486,000	1.16
20	909 Kensington Lane	TwnIntUn	3	2.1	34	\$572,000	\$572,000	\$565,000	98.78%	\$479,800	1.18
21	16 W Lawn Road	Colonial	4	3.0	11	\$500,000	\$500,000	\$566,000	113.20%	\$468,100	1.21
22	19 Windsor Drive	Split Level	4	2.1	51	\$599,000	\$599,000	\$570,000	95.16%	\$553,000	1.03
23	10 Harding Place	Colonial	3	2.0	16	\$555,000	\$555,000	\$570,000	102.70%	\$490,900	1.16
24	325 Edmonton Court	TwnEndUn	3	2.1	16	\$579,000	\$579,000	\$575,000	99.31%	\$495,800	1.16
25	20 Brookside Place	Split Level	4	2.0	4	\$559,500	\$559,500	\$575,000	102.77%	\$495,900	1.16

Livingston

June 2017 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
26	229 W Mount Pleasant Ave	Colonial	3	2.1	183	\$575,000	\$575,000	\$594,654	103.42%	\$0	
27	75 W McClellan Avenue	Split Level	3	2.0	12	\$599,000	\$599,000	\$630,000	105.18%	\$450,300	1.40
28	72 Falcon Road	Split Level	4	1.1	12	\$599,000	\$599,000	\$645,000	107.68%	\$480,000	1.34
29	47 Filmore Avenue	Split Level	3	2.1	19	\$629,000	\$629,000	\$660,000	104.93%	\$498,800	1.32
30	903 Binghampton Lane	TwnIntUn	3	2.1	115	\$710,000	\$690,000	\$680,000	98.55%	\$574,500	1.18
31	8 Mount Vernon Court	Colonial	4	3.1	33	\$799,000	\$749,000	\$715,000	95.46%	\$705,300	1.01
32	111 N Ashby Avenue	Colonial	4	2.1	10	\$700,000	\$700,000	\$750,000	107.14%	\$558,400	1.34
33	21 Forest Street	Colonial	4	3.1	79	\$824,000	\$809,000	\$785,000	97.03%	\$768,200	1.02
34	10 Cambridge Road	Colonial	4	2.1	16	\$789,000	\$789,000	\$790,000	100.13%	\$764,100	1.03
35	35 Winged Foot Drive	TwnEndUn	3	3.1	22	\$849,000	\$849,000	\$800,000	94.23%	\$708,000	1.13
36	26 Washington Court	Split Level	5	3.1	41	\$849,000	\$849,000	\$840,000	98.94%	\$431,400	1.95
37	36 Ashwood Drive	Colonial	5	3.1	12	\$900,000	\$900,000	\$869,000	96.56%	\$303,700	
38	14 Schindler Way	Colonial	4	3.1	11	\$929,900	\$929,900	\$960,000	103.24%	\$833,600	1.15
39	225 E Cedar Street	Custom	5	5.1	37	\$1,049,000	\$1,049,000	\$1,025,000	97.71%	\$379,300	
40	31 Stonewall Drive	Colonial	5	3.1	34	\$1,095,000	\$1,095,000	\$1,055,000	96.35%	\$948,200	1.11
41	44 Stonewall Drive	Ranch	4	4.1	18	\$1,199,000	\$1,199,000	\$1,222,000	101.92%	\$938,700	1.30
42	5 Hadrian Drive	Colonial	5	4.1	22	\$1,295,000	\$1,295,000	\$1,280,000	98.84%	\$1,233,600	1.04
43	6 Fawn Drive	Colonial	5	3.1	11	\$1,249,000	\$1,249,000	\$1,310,000	104.88%	\$943,600	1.39
44	17 Millstone Drive	Colonial	6	5.1	62	\$1,550,000	\$1,395,000	\$1,400,000	100.36%	\$692,900	
45	27 Stratford Drive	Colonial	6	7.1	129	\$1,699,900	\$1,438,500	\$1,412,000	98.16%	\$1,044,600	1.35
46	4 Nottingham Road	Custom	6	5.1	23	\$1,749,000	\$1,749,000	\$1,690,000	96.63%	\$1,595,100	1.06
AVERAGE					43	\$724,604	\$710,454	\$710,058	100.26%		1.17

"ACTIVE" Listings in Livingston

Number of Units: **145**
 Average List Price: **\$1,029,657**
 Average Days on Market: **78**

"UNDER CONTRACT" Listings in Livingston

Number of Units: **101**
 Average List Price: **\$787,489**
 Average Days on Market: **39**

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							48
List Price	\$806,695	\$749,393	\$729,867	\$629,617	\$719,525	\$710,454							\$716,401
Sales Price	\$794,641	\$719,040	\$720,707	\$620,690	\$721,443	\$710,058							\$709,729
Sales Price as a % of List Price	99.07%	98.23%	99.41%	98.85%	101.04%	100.26%							99.74%
Sales Price to	1.07	1.12	1.13	1.15	1.18	1.17							1.15
# Units Sold	20	15	28	29	36	46							174
Active Listings	83	90	104	131	158	145							119
Under Contracts	48	57	78	94	101	101							80

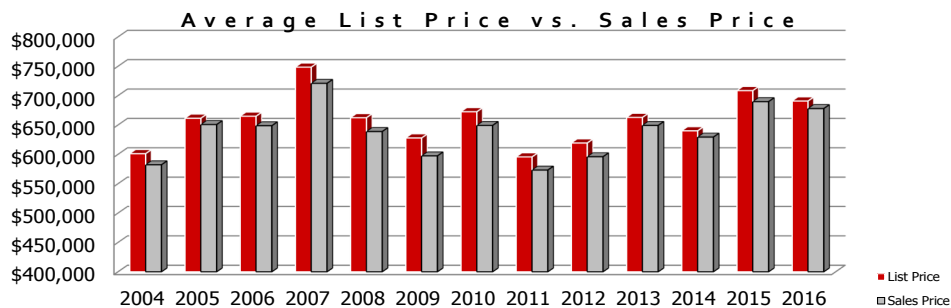
Flashback! YTD 2016 vs YTD 2017

	2016	2017	% Change
Days on Market	58	48	-18.58%
Sales Price	\$669,579	\$709,729	6.00%
Assessed Value to Sales Price	1.09	1.15	5.05%

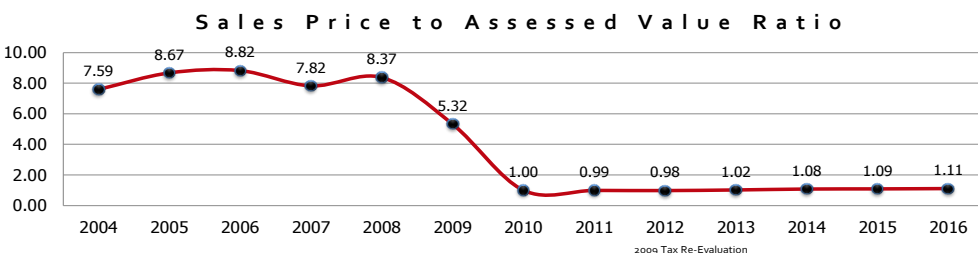


	2016	2017	% Change
# Units Sold	178	174	-2.25%
Active Listings	138	145	5.07%
Under Contracts	105	101	-3.81%

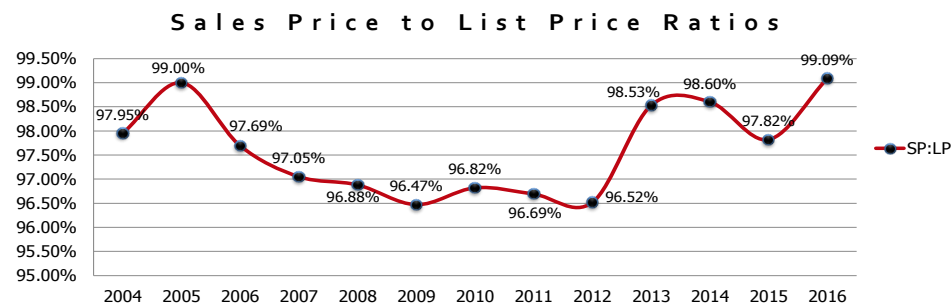
Livingston Yearly Market Trends



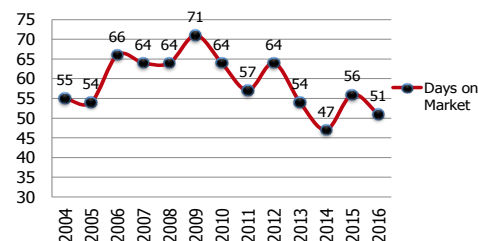
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
LP	\$601,135	\$661,426	\$664,870	\$748,413	\$662,317	\$627,865	\$672,470	\$595,503	\$619,248	\$662,845	\$639,989	\$708,512	\$690,777
SP	\$582,177	\$650,679	\$648,695	\$720,873	\$638,797	\$597,355	\$649,233	\$573,206	\$595,914	\$649,260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



Livingston Yearly Market Trends



Average Days on Market



Number of Units Sold

