

L i v i n g s t o n

M a r c h 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	11 Brookside Place	Colonial	2	1.0	28	\$398,888	\$378,888	\$375,000	98.97%	\$385,700	0.97
2	17 Laurel Avenue	Colonial	3	1.0	202	\$415,000	\$379,900	\$379,000	99.76%	\$420,100	0.90
3	8 Tower Road	Ranch	3	2.0	39	\$419,000	\$419,000	\$410,000	97.85%	\$380,100	1.08
4	145 W Northfield Road	Split Level	3	1.1	16	\$399,000	\$399,000	\$426,000	106.77%	\$383,500	1.11
5	34 Hazel Avenue	Colonial	3	2.0	8	\$475,000	\$475,000	\$480,000	101.05%	\$407,000	1.18
6	49 Winchester Road	Colonial	3	1.1	33	\$490,000	\$490,000	\$490,000	100.00%	\$437,900	1.12
7	14 Oxford Drive	Bi-Level	4	2.1	12	\$499,000	\$499,000	\$506,000	101.40%	\$511,100	0.99
8	9 North Drive	Ranch	3	2.1	133	\$500,000	\$485,000	\$510,000	105.15%	\$535,000	0.95
9	66 Glendale Avenue	Bi-Level	4	2.0	69	\$539,900	\$539,900	\$526,000	97.43%	\$503,700	1.04
10	44 Lexington Drive	Colonial	3	2.0	15	\$535,000	\$535,000	\$530,000	99.07%	\$446,700	1.19
11	68 Amelia Avenue	Split Level	3	1.1	9	\$525,000	\$525,000	\$531,000	101.14%	\$396,400	1.34
12	905 Regal Boulevard	TwnEndUn	3	2.1	281	\$589,000	\$567,000	\$560,000	98.77%	\$495,800	1.13
13	206 Edmonton Court	TwnEndUn	3	2.1	51	\$574,000	\$574,000	\$560,000	97.56%	\$495,800	1.13
14	39 Intervale Road	Ranch	3	2.1	9	\$570,000	\$570,000	\$575,000	100.88%	\$465,500	1.24
15	31 Elmwood Drive	Custom	3	2.0	14	\$550,000	\$550,000	\$580,000	105.45%	\$501,100	1.16
16	19 Northfield Court	Bi-Level	4	2.1	15	\$615,000	\$615,000	\$635,000	103.25%	\$500,600	1.27
17	41 Berkeley Place	Colonial	4	3.0	5	\$639,000	\$639,000	\$636,400	99.59%		
18	56 Irving Avenue	Colonial	4	2.1	111	\$719,000	\$699,000	\$660,000	94.42%	\$345,400	1.91
19	237 E McClellan Avenue	Custom	4	3.1	109	\$864,900	\$849,900	\$849,900	100.00%		
20	81 E McClellan Avenue	Custom	5	3.1	59	\$899,999	\$899,999	\$850,000	94.44%		

Livingston

March 2017 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
21	32 Alcott Drive	Split Level	4	3.1	13	\$849,000	\$849,000	\$850,000	100.12%		
22	103 Sycamore Avenue	Colonial	5	3.1	31	\$899,900	\$899,900	\$880,000	97.79%		
23	30 Aspen Drive	Contemp	8	4.2	57	\$1,050,000	\$1,049,000	\$974,000	92.85%	\$1,313,600	0.74
24	5 Norman Court	Colonial	4	2.1	109	\$1,150,000	\$1,150,000	\$1,150,000	100.00%		
25	52 Wardell Road	Colonial	6	5.1	7	\$1,149,900	\$1,149,900	\$1,150,000	100.01%		
26	238 Walnut Street	Custom	6	4.1	30	\$1,349,000	\$1,299,900	\$1,228,000	94.47%		
27	4 Creighton Drive	Ranch	5	4.1	14	\$1,350,000	\$1,350,000	\$1,328,500	98.41%	\$875,000	1.52
28	33 Mountain Ridge Drive	Contemp	4	5.1	66	\$1,827,000	\$1,599,000	\$1,550,000	96.94%	\$2,290,600	0.68
AVERAGE					55	\$744,339	\$729,867	\$720,707	99.41%		1.13

"ACTIVE" Listings in Livingston

Number of Units: 104
Average List Price: \$1,126,214
Average Days on Market: 96

"UNDER CONTRACT" Listings in Livingston

Number of Units: 78
Average List Price: \$748,564
Average Days on Market: 49

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										61
List Price	\$806,695	\$749,393	\$729,867										\$758,906
Sales Price	\$794,641	\$719,040	\$720,707										\$743,781
Sales Price as a % of List Price	99.07%	98.23%	99.41%										99.02%
Sales Price to Assessed Value	1.07	1.12	1.13										1.11
# Units Sold	20	15	28										63
Active Listings	83	90	104										92
Under Contracts	48	57	78										61

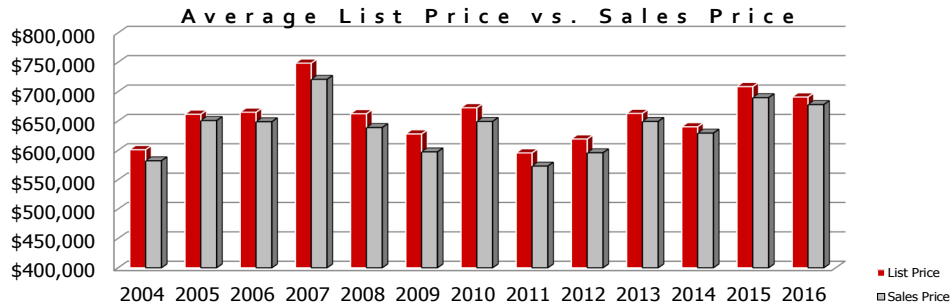
Flashback! YTD 2016 vs YTD 2017

	2016	2017	% Change
Days on Market	68	61	-9.50%
Sales Price	\$637,107	\$743,781	16.74%
Assessed Value to Sales Price	1.06	1.11	5.16%

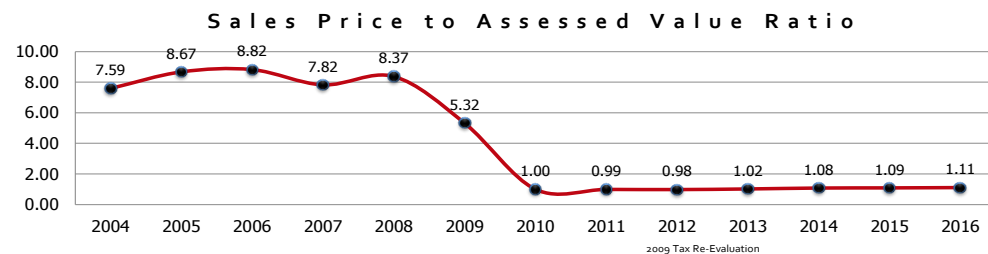


	2016	2017	% Change
# Units Sold	69	63	-8.70%
Active Listings	119	104	-12.61%
Under Contracts	91	78	-14.29%

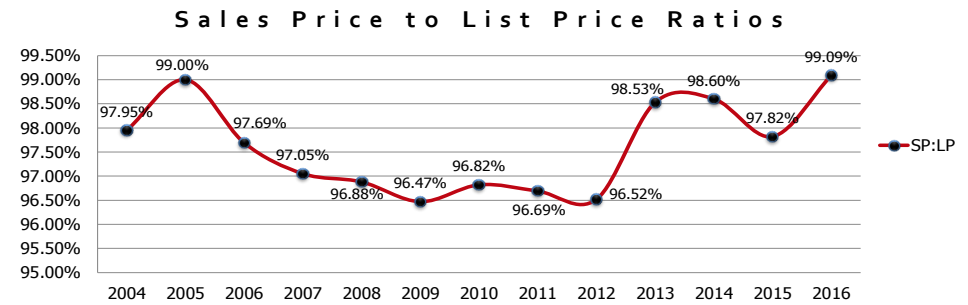
Livingston Yearly Market Trends



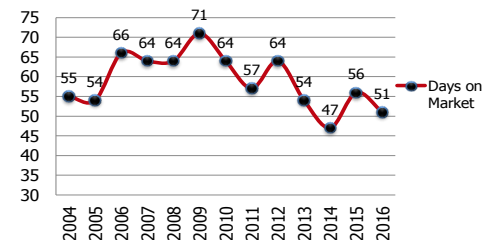
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
LP	\$601,135	\$661,426	\$664,870	\$748,413	\$662,317	\$627,865	\$672,470	\$595,503	\$619,248	\$662,845	\$639,989	\$708,512	\$690,777
SP	\$582,177	\$650,679	\$648,695	\$720,873	\$638,797	\$597,355	\$649,233	\$573,206	\$595,914	\$649,260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



Livingston Yearly Market Trends



Average Days on Market



Number of Units Sold

