

# Livingston

February 2018 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	121 Walnut Street	Colonial	4	1.1	22	\$378,900	\$378,900	\$380,000	100.29%	\$391,000	0.97
2	30 Hazelwood Avenue	Ranch	2	1.1	5	\$359,900	\$359,900	\$388,000	107.81%	\$325,000	1.19
3	20 Park Drive	CapeCod	4	2.0	1	\$400,000	\$400,000	\$400,000	100.00%	\$350,000	1.14
4	16 Manor Road	CapeCod	3	1.1	26	\$439,000	\$439,000	\$420,000	95.67%	\$345,900	1.21
5	5 Avon Avenue	Split Level	3	1.0	5	\$415,000	\$415,000	\$421,000	101.45%	\$388,700	1.08
6	80 S Ashby Avenue	Split Level	3	1.1	2	\$430,000	\$430,000	\$425,000	98.84%	\$364,400	1.17
7	57 Hazel Avenue	Colonial	4	3.0	35	\$499,000	\$499,000	\$455,000	91.18%	\$424,800	1.07
8	45 Burnet Hill Road	CapeCod	4	2.1	16	\$449,000	\$449,000	\$485,000	108.02%	\$429,100	1.13
9	22 Crestview Hill Road	Colonial	4	1.0	0	\$482,500	\$482,500	\$490,000	101.55%	\$446,000	1.10
10	18 N Cedar Parkway	Split Level	3	1.1	6	\$545,000	\$545,000	\$540,000	99.08%	\$378,400	1.43
11	315 Kensington Lane	TwnEndUn	3	2.1	55	\$565,000	\$555,000	\$545,000	98.20%	\$495,800	1.10
12	5411 Pointe Gate Drive	OneFloor	2	2.1	161	\$619,000	\$599,900	\$585,000	97.52%	\$443,400	1.32
13	57 Hickory Place	Colonial	5	3.1	1	\$649,900	\$649,900	\$590,000	90.78%	\$691,600	0.85
14	7 Hepworth Street	Custom	4	2.0	65	\$639,000	\$639,000	\$610,000	95.46%	\$442,700	1.38
15	11 Oxford Drive	Ranch	4	2.1	11	\$624,900	\$624,900	\$617,000	98.74%	\$516,700	1.19
16	8 Carillon Circle	TwnEndUn	3	3.2	182	\$750,000	\$699,000	\$660,000	94.42%	\$699,800	0.94
17	12 Largo Lane	Split Level	4	3.2	45	\$825,000	\$835,000	\$835,000	100.00%	\$665,000	1.26
18	2 Canoe Brook Drive	RanchExp	4	2.1	24	\$988,000	\$899,999	\$880,000	97.78%	\$755,000	1.17
19	8 Twin Oak Road	Colonial	4	3.1	0	\$895,000	\$895,000	\$885,000	98.88%		
20	10 Springbrook Road	Colonial	5	3.1	9	\$975,000	\$975,000	\$975,000	100.00%		
21	181 Walnut Street	Colonial	6	6.1	40	\$1,249,900	\$1,249,900	\$1,220,000	97.61%		
AVERAGE					34	\$627,571	\$620,043	\$609,810	98.73%		1.15

## "ACTIVE" Listings in Livingston

Number of Units: 100  
 Average List Price: \$1,119,542  
 Average Days on Market: 88

## "UNDER CONTRACT" Listings in Livingston

Number of Units: 52  
 Average List Price: \$817,565  
 Average Days on Market: 39

# Livingston 2018 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	46	34											41
List Price	\$686,570	\$620,043											\$657,465
Sales Price	\$656,506	\$609,810											\$636,076
Sales Price as a % of List Price	103.19%	98.73%											101.24%
Sales Price to Assessed Value	1.11	1.15											1.13
# Units Sold	27	21											48
Active Listings	83	100											92
Under Contracts	43	52											48

## Flashback! YTD 2017 vs YTD 2018

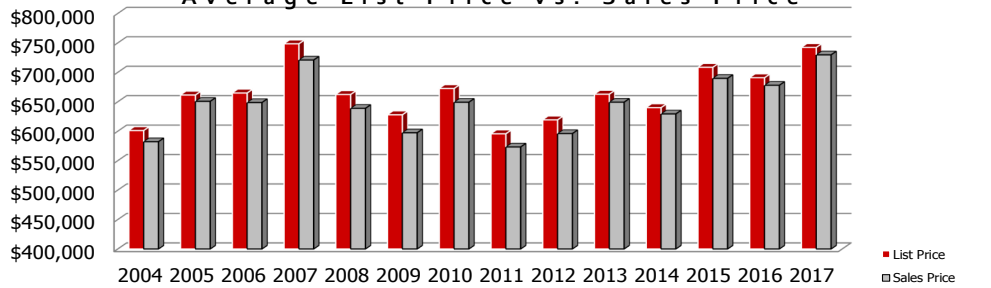
YTD	2017	2018	% Change
Days on Market	66	41	-38.95%
Sales Price	\$762,240	\$636,076	-16.55%
Sales Price to Assessed Value	1.10	1.13	2.75%



YTD	2017	2018	% Change
# Units Sold	35	48	37.14%
Active Listings	90	100	11.11%
Under Contracts	57	52	-8.77%

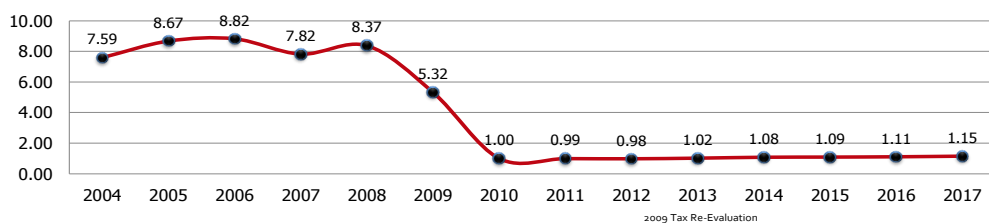
## Livingston Yearly Market Trends

Average List Price vs. Sales Price



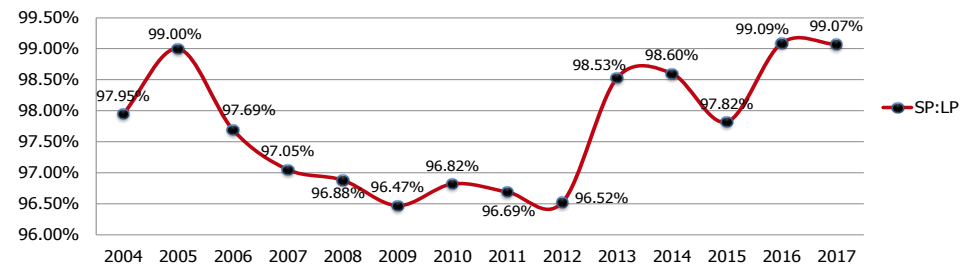
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
LP	\$601,135	\$661,426	\$664,870	\$748,413	\$662,317	\$627,865	\$672,470	\$595,503	\$619,248	\$662,845	\$639,989	\$708,512	\$690,777	\$742,206
SP	\$582,177	\$650,679	\$648,695	\$720,873	\$638,797	\$597,355	\$649,233	\$573,206	\$595,914	\$649,260	\$629,350	\$689,751	\$677,959	\$729,648

Sales Price to Assessed Value Ratio

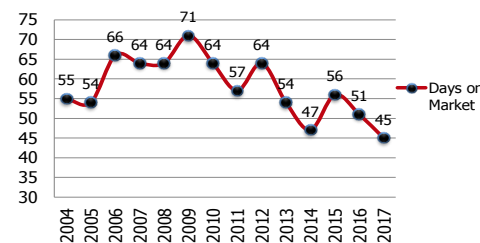


## Livingston Yearly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

