

L i v i n g s t o n

J u l y 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	57 Fellswood Drive	CapeCod	3	1.0	0	\$335,000	\$335,000	\$347,000	103.58%	\$363,200	0.96
2	20 Irving Avenue	Colonial	2	1.1	36	\$399,999	\$379,000	\$379,000	100.00%	\$327,900	1.16
3	9 Taft Court	Split Level	3	1.0	33	\$450,000	\$450,000	\$395,000	87.78%	\$416,100	0.95
4	35 Belmont Drive	Split Level	4	1.1	0	\$419,000	\$419,000	\$395,000	94.27%	\$413,400	0.96
5	46 Washington Court	Ranch	3	2.0	5	\$424,900	\$424,900	\$427,000	100.49%	\$390,600	1.09
6	13 Washington Court	Split Level	3	1.1	38	\$439,000	\$439,000	\$445,000	101.37%	\$399,700	1.11
7	25 Filmore Avenue	Colonial	3	2.1	6	\$438,000	\$438,000	\$450,000	102.74%	\$397,400	1.13
8	31 Winchester Road	CapeCod	4	2.0	8	\$434,900	\$434,900	\$465,000	106.92%	\$371,100	1.25
9	255 Hillside Avenue	Ranch	4	2.0	65	\$525,000	\$499,000	\$475,000	95.19%	\$515,000	0.92
10	96 W Hobart Gap Road	Colonial	3	1.1	37	\$485,000	\$485,000	\$475,000	97.94%	\$406,500	1.17
11	10 Yorktown Terrace	Colonial	3	1.1	16	\$485,000	\$485,000	\$485,000	100.00%	\$409,200	1.19
12	57 Sykes Avenue	Split Level	3	1.1	11	\$475,000	\$475,000	\$486,000	102.32%	\$411,700	1.18
13	117 Kensington Lane	TwnEndUn	2	2.1	77	\$509,000	\$499,000	\$490,000	98.20%	\$444,200	1.10
14	39 Crescent Road	Colonial	4	1.1	16	\$535,000	\$535,000	\$515,000	96.26%	\$468,300	1.10
15	5 Beverly Road	Colonial	3	2.0	13	\$499,000	\$499,000	\$526,000	105.41%	\$416,800	1.26
16	53 N Ashby Avenue	Split Level	3	3.0	36	\$535,000	\$535,000	\$530,000	99.07%	\$405,600	1.31
17	22 Sycamore Terrace	Split Level	3	2.0	16	\$519,750	\$519,750	\$547,000	105.24%	\$355,000	1.54
18	17 Lee Road	CapeCod	3	1.1	10	\$529,000	\$529,000	\$550,000	103.97%	\$505,100	1.09
19	13 Park Drive	Colonial	5	2.0	14	\$520,000	\$520,000	\$561,000	107.88%	\$425,700	1.32
20	88 Amelia Avenue	Split Level	3	2.0	14	\$550,000	\$550,000	\$565,000	102.73%	\$415,000	1.36
21	612 Kensington Lane	TwnIntUn	3	2.1	16	\$612,000	\$612,000	\$598,000	97.71%	\$479,800	1.25
22	37 Carillon Circle	TwnIntUn	3	4.0	40	\$599,000	\$599,000	\$620,000	103.51%	\$567,500	1.09
23	85 Springbrook Road	Split Level	5	3.1	16	\$600,000	\$600,000	\$625,000	104.17%	\$616,500	1.01
24	19 Balmoral Drive	Bi-Level	4	2.0	13	\$639,999	\$639,999	\$646,500	101.02%	\$542,800	1.19
25	56 Falcon Road	Split Level	3	2.1	29	\$610,000	\$610,000	\$650,000	106.56%	\$485,400	1.34

Livingston

July 2017 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
26	56 West Drive	Split Level	5	3.1	14	\$648,000	\$648,000	\$665,000	102.62%	\$580,400	1.15
27	30 Ridgewood Drive	Split Level	5	3.1	38	\$799,000	\$660,000	\$670,000	101.52%	\$806,700	0.83
28	45 Shadowlawn Drive	Split Level	4	2.1	52	\$699,000	\$679,000	\$672,500	99.04%	\$549,500	1.22
29	14 Fernwood Road	Colonial	3	2.1	105	\$749,900	\$699,900	\$677,500	96.80%	\$647,200	1.05
30	49 Lincoln Avenue	Colonial	4	3.1	15	\$698,000	\$698,000	\$711,000	101.86%	\$378,900	1.88
31	19 Rumson Road	Split Level	3	2.1	3	\$725,000	\$725,000	\$730,000	100.69%	\$605,000	1.21
32	5 Splitrock Road	RanchExp	4	3.0	40	\$850,000	\$850,000	\$760,000	89.41%	\$771,300	0.99
33	1 Dana Drive	Split Level	4	2.1	13	\$739,000	\$739,000	\$765,000	103.52%	\$581,000	1.32
34	54 E Sherbrooke Parkway	Colonial	4	3.1	9	\$799,000	\$799,000	\$838,000	104.88%	\$599,000	1.40
35	231 E Mount Pleasant Ave	RanchRas	5	4.1	59	\$879,000	\$855,000	\$843,000	98.60%	\$547,700	1.54
36	66 N Livingston Avenue	Colonial	4	3.1	55	\$895,000	\$895,000	\$860,000	96.09%	\$777,100	1.11
37	8 Cyprus Lane	TwnEndUn	4	3.1	0	\$875,000	\$875,000	\$865,000	98.86%	\$752,100	1.15
38	73 Fellswood Drive	Colonial	4	3.0	1	\$908,000	\$908,000	\$908,000	100.00%		
39	100 Edgemere Road	Colonial	4	2.1	231	\$970,000	\$970,000	\$957,950	98.76%		
40	35 Hillside Terrace	Colonial	4	3.1	5	\$959,000	\$959,000	\$959,000	100.00%		
41	224 W Hobart Gap Road	Colonial	7	5.0	6	\$985,000	\$985,000	\$1,050,000	106.60%	\$819,900	1.28
42	21 Stoneham Drive	Contemp	5	3.1	1	\$1,060,000	\$1,060,000	\$1,075,000	101.42%	\$962,600	1.12
43	7 Iroquois Drive	Colonial	4	2.1	9	\$1,049,000	\$1,049,000	\$1,090,000	103.91%	\$802,800	1.36
44	3 Ely Court	Colonial	5	5.0	50	\$1,289,000	\$1,225,000	\$1,150,000	93.88%	\$1,024,600	1.12
45	39 Rainbow Ridge Drive	Custom	5	2.1	9	\$1,285,000	\$1,285,000	\$1,225,000	95.33%	\$1,080,400	1.13
46	7 Scotland Drive	Custom	5	4.1	0	\$1,274,900	\$1,274,900	\$1,235,000	96.87%		
47	18 Fordham Road	Colonial	6	5.0	18	\$1,550,000	\$1,550,000	\$1,507,500	97.26%	\$1,280,000	1.18
48	10 Sunshine Lane	Colonial	6	4.1	22	\$1,850,000	\$1,850,000	\$1,820,000	98.38%	\$1,550,000	1.17
AVERAGE					28	\$731,341	\$723,966	\$722,541	100.22%		1.19

"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	28						43
List Price	\$806,695	\$749,393	\$729,867	\$629,617	\$719,525	\$710,454	\$723,966						\$718,037
Sales Price	\$794,641	\$719,040	\$720,707	\$620,690	\$721,443	\$710,058	\$722,541						\$712,499
Sales Price as a % of List Price	99.07%	98.23%	99.41%	98.85%	101.04%	100.26%	100.22%						99.84%
Sales Price to	1.07	1.12	1.13	1.15	1.18	1.17	1.19						1.16
# Units Sold	20	15	28	29	36	46	48						222
Active Listings	83	90	104	131	158	145	118						118
Under Contracts	48	57	78	94	101	101	89						81

Flashback! YTD 2016 vs YTD 2017

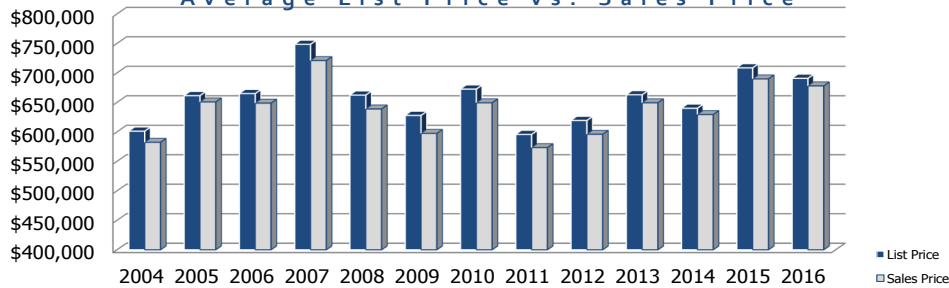
	2016	2017	% Change
Days on Market	57	43	-23.60%
Sales Price	\$682,979	\$712,499	4.32%
Sales Price to Assessed Value	1.10	1.16	4.96%



	2016	2017	% Change
# Units Sold	226	222	-1.77%
Active Listings	136	118	-13.24%
Under Contracts	96	89	-7.29%

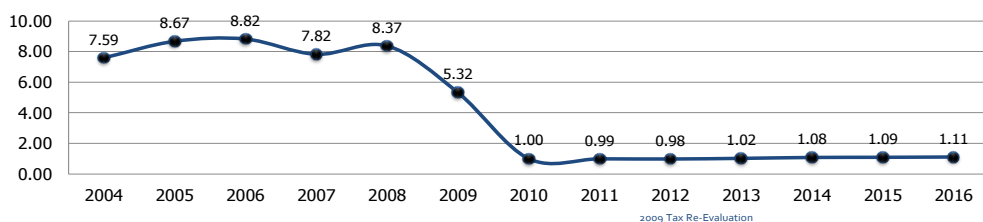
Livingston Yearly Market Trends

Average List Price vs. Sales Price



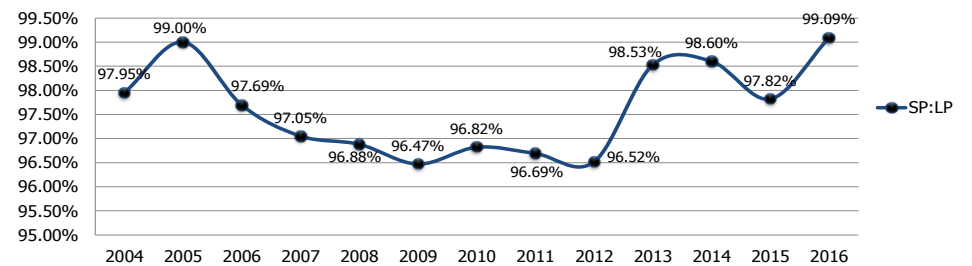
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
LP	\$601,135	\$661,426	\$664,870	\$748,413	\$662,317	\$627,865	\$672,470	\$595,503	\$619,248	\$662,845	\$639,989	\$708,512	\$690,777
SP	\$582,177	\$650,679	\$648,695	\$720,873	\$638,797	\$597,355	\$649,233	\$573,206	\$595,914	\$649,260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

Sales Price to Assessed Value Ratio

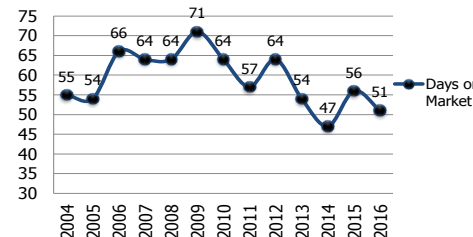


Livingston Yearly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

