

Livingston

November 2017 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assess-ment	SP:AV
1	4 Collins Terrace	CapeCod	3	2.0	117	\$349,900	\$285,000	\$283,000	99.30%	\$331,600	0.85
2	87 Mounthaven Drive	Colonial	3	1.0	13	\$325,000	\$325,000	\$325,000	100.00%	\$326,500	1.00
3	202 W Northfield Road	Colonial	3	2.1	86	\$459,900	\$425,000	\$415,000	97.65%	\$372,600	1.11
4	43 Virginia Avenue	Colonial	3	1.1	34	\$435,000	\$435,000	\$422,500	97.13%	\$373,800	1.13
5	59 Hazel Avenue	Ranch	3	1.1	54	\$449,000	\$449,000	\$435,000	96.88%	\$375,000	1.16
6	27 Lincoln Avenue	Bungalow	3	2.0	42	\$475,000	\$449,000	\$440,000	98.00%	\$376,600	1.17
7	23 Crestview Hill Road	Colonial	3	2.0	25	\$479,000	\$479,000	\$470,000	98.12%	\$397,900	1.18
8	10 Bryant Drive	Split Level	3	1.1	18	\$525,000	\$525,000	\$475,000	90.48%	\$414,600	1.15
9	2 Broadlawn Drive	Ranch	3	3.0	66	\$539,900	\$509,900	\$487,500	95.61%	\$564,100	0.86
10	14 Pitcairn Road	Ranch	3	1.0	42	\$525,000	\$525,000	\$505,000	96.19%	\$391,700	1.29
11	3 Manor Road	Bi-Level	4	2.1	43	\$549,000	\$524,000	\$515,000	98.28%	\$533,800	0.96
12	42 W McClellan Avenue	Split Level	3	1.1	15	\$489,000	\$489,000	\$515,000	105.32%	\$399,800	1.29
13	12 Lincoln Avenue	Colonial	3	1.1	181	\$559,000	\$525,000	\$520,000	99.05%	\$408,500	1.27
14	22 Taft Court	Split Level	3	2.0	46	\$559,000	\$554,000	\$535,000	96.57%	\$405,000	1.32
15	44 Brookside Avenue	Colonial	4	2.0	9	\$500,000	\$500,000	\$535,000	107.00%	\$435,000	1.23
16	97 Irving Avenue	Split Level	4	2.0	61	\$588,000	\$550,000	\$545,000	99.09%		
17	29 Lexington Drive	Colonial	4	2.1	21	\$550,000	\$550,000	\$576,000	104.73%	\$438,400	1.31
18	4 Kathay Drive	Bi-Level	4	2.0	34	\$625,000	\$600,000	\$580,000	96.67%	\$500,000	1.16
19	45 N Baums Court	FixrUppr	3	2.1	39	\$649,000	\$649,000	\$630,000	97.07%	\$657,100	0.96
20	14 Oxford Drive	Bi-Level	4	2.1	87	\$649,000	\$649,000	\$632,500	97.46%	\$511,100	1.24
21	6 Pebble Beach Drive	TwnIntUn	3	3.1	22	\$695,000	\$695,000	\$670,000	96.40%	\$598,700	1.12
22	33 Wingate Drive	Ranch	4	3.0	87	\$725,000	\$725,000	\$700,000	96.55%	\$627,500	1.12
23	32 Heron Road	Split Level	4	2.1	29	\$698,000	\$698,000	\$702,000	100.57%	\$493,400	1.42
24	81 Sycamore Avenue	Custom	4	3.0	20	\$779,900	\$749,900	\$730,000	97.35%	\$626,000	1.17
25	88 Winged Foot Drive	TwnIntUn	3	2.1	92	\$799,900	\$749,900	\$750,000	100.01%	\$680,600	1.10

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26	20 Preston Drive	Colonial	3	3.1	5	\$745,000	\$745,000	\$750,000	100.67%	\$591,800	1.27
27	56 Elmwood Drive	Colonial	4	2.1	82	\$772,000	\$772,000	\$762,000	98.70%		
28	77 N Hillside Avenue	Colonial	4	2.2	20	\$799,000	\$799,000	\$799,000	100.00%	\$736,600	1.08
29	20 Goodhart Drive	Split Level	4	3.0	55	\$825,000	\$825,000	\$800,000	96.97%	\$835,100	0.96
30	20 Tuxedo Drive	Split Level	4	2.1	9	\$785,000	\$785,000	\$808,000	102.93%	\$605,200	1.34
31	55 Cornell Drive	Ranch	3	2.1	1	\$825,000	\$825,000	\$835,000	101.21%	\$865,900	0.96
32	26 Cobblewood Road	Split Level	4	3.1	20	\$975,000	\$950,000	\$950,000	100.00%		
33	72 Hillside Avenue	Custom	5	3.1	17	\$899,000	\$899,000	\$953,000	106.01%	\$605,500	1.57
34	252 W Hobart Gap Road	Colonial	6	5.0	27	\$1,228,000	\$1,228,000	\$1,100,000	89.58%		
35	32 Stonewall Drive	Colonial	5	5.1	167	\$1,849,000	\$1,849,000	\$1,935,000	104.65%		
AVERAGE					48	\$676,557	\$665,477	\$659,586	98.92%		1.16

"ACTIVE" Listings in Livingston

Number of Units: 88
Average List Price: \$1,090,872
Average Days on Market: 97

"UNDER CONTRACT" Listings in Livingston

Number of Units: 57
Average List Price: \$817,576
Average Days on Market: 50

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	42	51	49	48		45
List Price	\$806,695	\$749,393	\$729,867	\$629,617	\$719,525	\$710,454	\$723,966	\$785,149	\$741,782	\$780,882	\$665,477		\$730,784
Sales Price	\$794,641	\$719,040	\$720,707	\$620,690	\$721,443	\$710,058	\$722,541	\$768,370	\$717,154	\$754,927	\$659,586		\$719,931
Sales Price as a % of List Price	99.07%	98.23%	99.41%	98.85%	101.04%	100.26%	100.22%	98.33%	97.70%	97.77%	98.92%		99.15%
Sales Price to Assessed Value	1.07	1.12	1.13	1.15	1.18	1.17	1.19	1.15	1.12	1.10	1.16		1.15
# Units Sold	20	15	28	29	36	46	48	56	38	33	35		384
Active Listings	83	90	104	131	158	145	118	114	113	98	88		113
Under Contracts	48	57	78	94	101	101	89	64	58	74	57		75

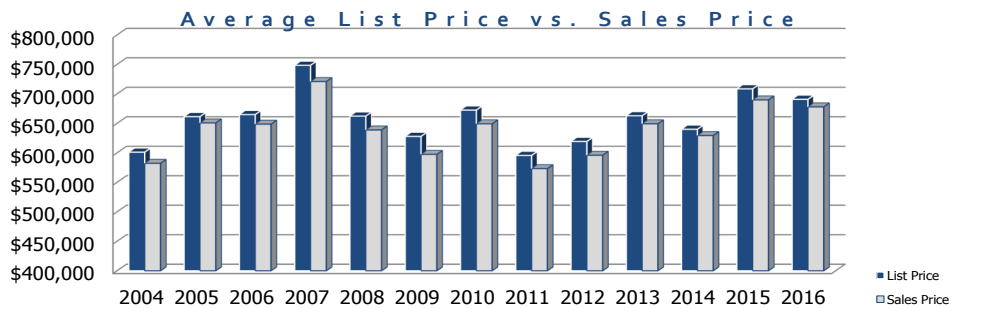
Flashback! YTD 2016 vs YTD 2017

YTD	2016	2017	% Change
Days on Market	52	45	-13.68%
Sales Price	\$676,612	\$719,931	6.40%
Sales Price to Assessed Value	1.11	1.15	3.56%



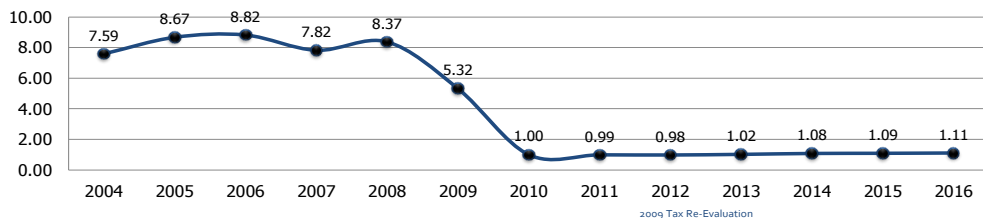
	2016	2017	% Change
# Units Sold	383	384	0.26%
Active Listings	85	88	3.53%
Under Contracts	51	57	11.76%

Livingston Yearly Market Trends

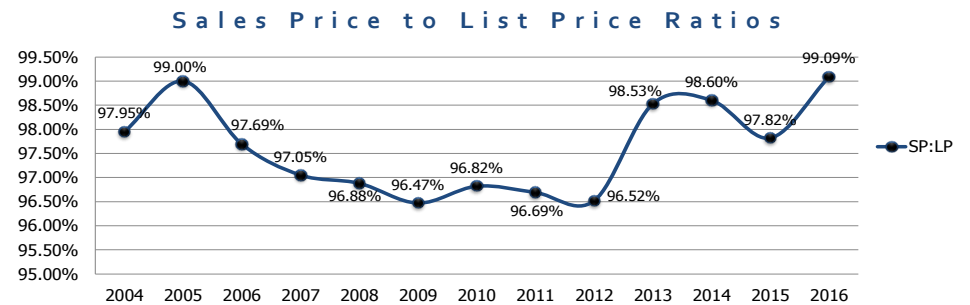


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
LP	\$601,135	\$661,426	\$664,870	\$748,413	\$662,317	\$627,865	\$672,470	\$595,503	\$619,248	\$662,845	\$639,989	\$708,512	\$690,777
SP	\$582,177	\$650,679	\$648,695	\$720,873	\$638,797	\$597,355	\$649,233	\$573,206	\$595,914	\$649,260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

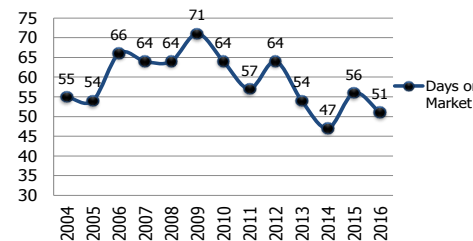
Sales Price to Assessed Value Ratio



Livingston Yearly Market Trends



Average Days on Market



Number of Units Sold

