

Livingston

December 2017 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	27 McCall Avenue	RanchExp	3	1.0	9	\$314,900	\$314,900	\$321,000	101.94%	\$423,800	0.76
2	17 Melrose Drive	CapeCod	4	1.0	1	\$350,000	\$350,000	\$350,000	100.00%	\$382,900	0.91
3	19 Redwood Road	CapeCod	4	2.0	2	\$400,000	\$400,000	\$406,000	101.50%	\$383,700	1.06
4	6 Salem Place	Colonial	3	2.0	158	\$466,000	\$436,000	\$410,000	94.04%	\$396,800	1.03
5	22 Belmont Drive	FixrUppr	4	1.1	21	\$400,000	\$400,000	\$425,000	106.25%	\$409,300	1.04
6	241 E Cedar Street	Ranch	3	3.0	138	\$535,000	\$428,000	\$435,000	101.64%	\$534,300	0.81
7	54 Bennington Road	Colonial	3	2.0	45	\$500,000	\$455,000	\$435,000	95.60%	\$402,600	1.08
8	254 W Northfield Road	Split Level	3	2.1	16	\$434,900	\$434,900	\$439,000	100.94%	\$373,400	1.18
9	52 W Cedar Street	CapeCod	4	2.0	12	\$440,000	\$440,000	\$445,000	101.14%	\$355,900	1.25
10	9 W Lawn Road	Colonial	4	1.1	96	\$550,000	\$483,500	\$460,000	95.14%	\$396,400	1.16
11	919 Kensington Lane	TwnIntUn	2	2.0	58	\$475,000	\$475,000	\$470,000	98.95%	\$398,300	1.18
12	39 Congressional Pkwy	CapeCod	3	2.0	9	\$479,900	\$479,900	\$490,000	102.10%	\$446,500	1.10
13	42 Edgemere Road	Bi-Level	4	1.1	31	\$499,999	\$499,999	\$498,000	99.60%	\$448,300	1.11
14	90 W Cedar Street	Split Level	4	1.1	15	\$542,900	\$542,900	\$525,000	96.70%	\$367,600	1.43
15	5 Spier Drive	Colonial	4	2.1	84	\$629,000	\$599,000	\$568,000	94.82%	\$480,000	1.18
16	42 Brandon Avenue	Split Level	4	2.1	26	\$579,000	\$579,000	\$581,500	100.43%	\$489,700	1.19
17	37 Heron Road	Bi-Level	4	2.1	8	\$625,000	\$625,000	\$625,000	100.00%	\$557,000	1.12
18	14 Bennington Road	Colonial	4	2.1	28	\$685,000	\$685,000	\$655,000	95.62%	\$388,800	1.68
19	41 Filmore Avenue	Split Level	4	3.1	61	\$800,000	\$775,000	\$770,000	99.35%	\$580,900	1.33
20	30 Springbrook Road	Split Level	4	3.0	21	\$799,950	\$799,950	\$779,000	97.38%	\$563,400	1.38
21	9 N Hillside Avenue	Split Level	4	3.0	31	\$829,000	\$799,000	\$789,351	98.79%	\$683,400	1.16
22	4 Walton Lane	Split Level	3	3.1	97	\$849,000	\$820,000	\$790,000	96.34%	\$600,900	1.31
23	62 Edgemere Road	Colonial	4	2.1	12	\$799,000	\$799,000	\$806,000	100.88%	\$639,500	1.26
24	18 Morningside Drive	Split Level	4	2.1	31	\$850,000	\$850,000	\$820,000	96.47%	\$737,100	1.11
25	28 Woodcrest Drive	Colonial	4	3.0	12	\$829,000	\$829,000	\$839,000	101.21%		

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26	2 Brayton Road	Split Level	3	3.1	0	\$999,000	\$999,000	\$890,000	89.09%	\$877,100	1.01
27	6 Iroquois Drive	Colonial	4	2.1	30	\$989,000	\$899,000	\$910,000	101.22%	\$800,200	1.14
28	11 Carlisle Drive	Colonial	5	3.0	26	\$959,000	\$939,000	\$915,000	97.44%		
29	3 Winston Drive	Colonial	6	4.1	144	\$1,699,000	\$1,550,000	\$1,535,000	99.03%	\$1,215,900	1.26
30	16 Ross Road	Colonial	6	6.2	29	\$1,995,000	\$1,995,000	\$1,930,000	96.74%		
31	12 Westmount Drive	Colonial	6	6.1	161	\$2,248,888	\$1,998,000	\$1,998,000	100.00%		
32	81 Force Hill Road	Colonial	6	7.2	37	\$2,999,000	\$2,999,000	\$2,700,000	90.03%	\$2,349,000	1.15
33	56 Force Hill Road	Colonial	5	5.1	112	\$3,200,000	\$3,200,000	\$2,800,000	87.50%		
AVERAGE					47	\$901,559	\$875,123	\$842,723	98.12%		1.16

"ACTIVE" Listings in Livingston

Number of Units: 71
Average List Price: \$1,124,873
Average Days on Market: 117

"UNDER CONTRACT" Listings in Livingston

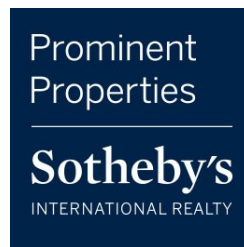
Number of Units: 51
Average List Price: \$790,196
Average Days on Market: 52

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	47	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	\$875,123	\$742,206
Sales Price	\$794,641	\$719,040	\$720,707	\$620,690	\$721,443	\$710,058	\$722,541	\$768,370	\$717,154	\$754,927	\$659,586	\$842,723	\$729,648
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%	98.12%	99.07%
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	1.16	1.15
# Units Sold	20	15	28	29	36	46	48	56	38	33	35	33	417
Active Listings	83	90	104	131	158	145	118	114	113	98	88	71	109
Under Contracts	48	57	78	94	101	101	89	64	58	74	57	51	73

Flashback! YTD 2016 vs YTD 2017

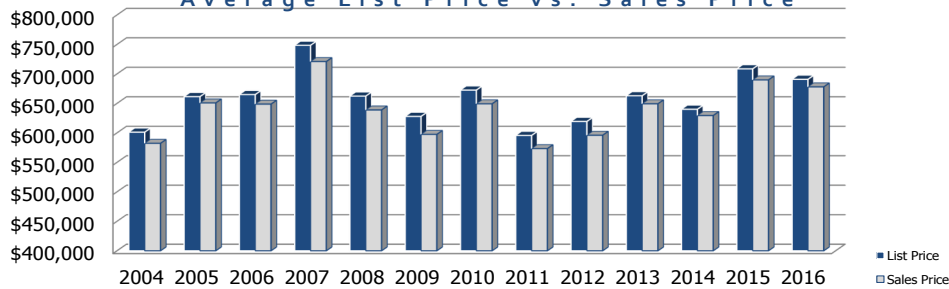
YTD	2016	2017	% Change
Days on Market	51	45	-12.59%
Sales Price	\$677,959	\$729,648	7.62%
Sales Price to Assessed Value	1.11	1.15	3.55%



	2016	2017	% Change
# Units Sold	402	417	3.73%
Active Listings	79	71	-10.13%
Under Contracts	44	51	15.91%

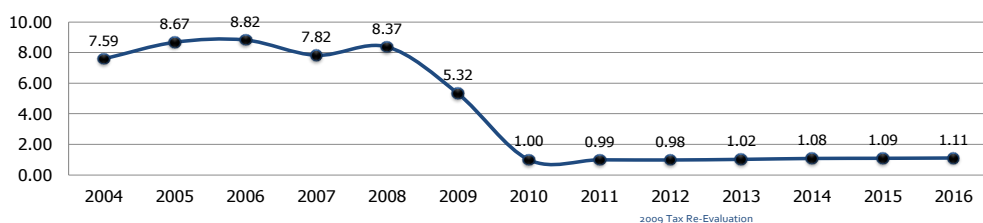
Livingston Yearly Market Trends

Average List Price vs. Sales Price



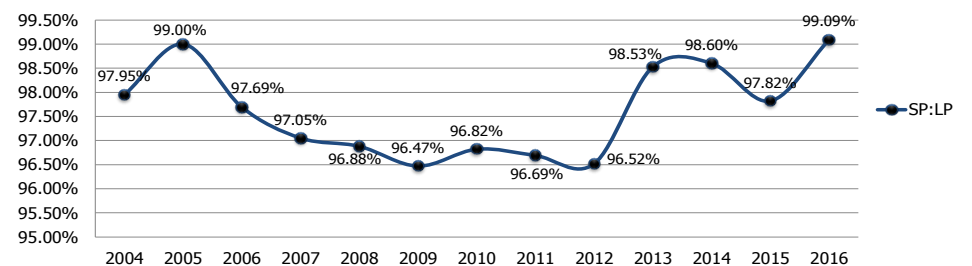
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
LP	\$601,135	\$661,426	\$664,870	\$748,413	\$662,317	\$627,865	\$672,470	\$595,503	\$619,248	\$662,845	\$639,989	\$708,512	\$690,777
SP	\$582,177	\$650,679	\$648,695	\$720,873	\$638,797	\$597,355	\$649,233	\$573,206	\$595,914	\$649,260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

Sales Price to Assessed Value Ratio

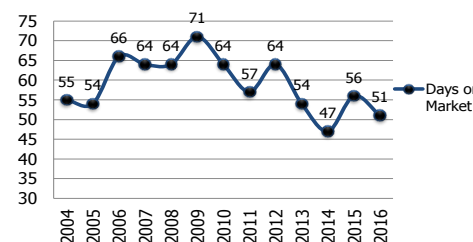


Livingston Yearly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

