

# L i v i n g s t o n

## J a n u a r y 2 0 1 8 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	14 Intervale Road	CapeCod	2	1.0	15	\$348,000	\$348,000	\$340,000	97.70%	\$327,500	1.04
2	257 W Northfield Road	Ranch	2	1.0	21	\$425,000	\$425,000	\$350,000	82.35%	\$403,700	0.87
3	10 Wardell Road	CapeCod	3	1.1	21	\$368,000	\$368,000	\$350,000	95.11%	\$314,800	1.11
4	32 Wingate Drive	Split Level	4	2.2	11	\$475,000	\$475,000	\$431,156	90.77%	\$700,000	0.62
5	69 Sykes Avenue	Split Level	4	2.1	14	\$422,000	\$422,000	\$440,000	104.27%	\$455,300	0.97
6	25 Hazel Avenue	Colonial	3	2.0	77	\$439,000	\$439,000	\$465,000	105.92%	\$441,400	1.05
7	519 Regal Boulevard	FirstFlr	2	2.0	24	\$485,000	\$485,000	\$467,500	96.39%	\$398,300	1.17
8	30 Concord Drive	Colonial	3	2.0	62	\$489,500	\$479,500	\$473,000	98.64%	\$390,400	1.21
9	66 Fellswood Drive	CapeCod	3	2.0	12	\$449,000	\$449,000	\$480,000	106.90%	\$417,000	1.15
10	24 Dellmead Drive	RanchRas	5	3.0	70	\$545,000	\$545,000	\$500,000	91.74%	\$650,200	0.77
11	13 Woodland Terrace	Colonial	3	1.1	12	\$500,000	\$500,000	\$522,000	104.40%	\$408,700	1.28
12	16 Washington Court	Split Level	3	2.1	46	\$499,000	\$499,000	\$525,000	105.21%	\$439,900	1.19
13	15 Badger Drive	Bi-Level	4	2.1	29	\$569,000	\$569,000	\$545,000	95.78%	\$499,500	1.09
14	410 Turlington Court	TwnIntUn	3	2.1	35	\$569,000	\$569,000	\$565,000	99.30%	\$479,800	1.18
15	40 Byron Place	Bi-Level	4	3.0	14	\$599,000	\$599,000	\$590,000	98.50%	\$515,500	1.14
16	88 Martin Road	Bi-Level	4	2.0	16	\$585,000	\$585,000	\$592,500	101.28%	\$545,500	1.09
17	2 Langtree Drive	Custom	4	3.0	29	\$659,000	\$659,000	\$647,500	98.25%	\$559,000	1.16
18	9 Consul Road	Colonial	4	2.1	29	\$699,000	\$699,000	\$680,000	97.28%	\$624,600	1.09
19	3 Consul Road	Ranch	4	2.2	9	\$725,000	\$725,000	\$735,000	101.38%	\$674,600	1.09
20	8 Tiffany Drive	Colonial	5	3.0	141	\$835,000	\$759,000	\$769,000	101.32%	\$717,800	1.07

# Livingston

January 2018 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
21	1 Shadowlawn Drive	Split Level	4	3.1	14	\$827,000	\$827,000	\$848,000	102.54%	\$625,700	1.36
22	32 Overlook Road	Custom	5	5.1	155	\$2,200,000	\$2,200,000	\$855,000	38.86%	\$576,200	1.48
23	10 Washington Court	Custom	4	2.1	49	\$865,000	\$839,900	\$855,000	101.80%		
24	673 S Orange Avenue	Contemp	4	3.1	156	\$1,090,000	\$979,000	\$950,000	97.04%	\$917,800	1.04
25	20 Force Hill Road	SeeRem	0	0.0	44	\$399,000	\$399,000	\$1,100,000	275.69%		
26	5 Mountain Ridge Drive	Contemp	5	3.1	8	\$1,195,000	\$1,195,000	\$1,225,000	102.51%	\$1,081,000	1.13
27	37 Cornell Drive	Ranch	4	4.1	121	\$1,599,000	\$1,499,000	\$1,425,000	95.06%	\$1,025,300	1.39
AVERAGE					46	\$698,500	\$686,570	\$656,506	103.19%		1.11

## "ACTIVE" Listings in Livingston

**Number of Units:** 83  
**Average List Price:** \$1,135,382  
**Average Days on Market:** 98

## "UNDER CONTRACT" Listings in Livingston

**Number of Units:** 43  
**Average List Price:** \$769,449  
**Average Days on Market:** 47

# 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												46
List Price	\$686,570												\$686,570
Sales Price	\$656,506												\$656,506
Sales Price as a % of List Price	103.19%												103.19%
Sales Price to Assessed Value	1.11												1.11
# Units Sold	27												27
Active Listings	83												83
Under Contracts	43												43

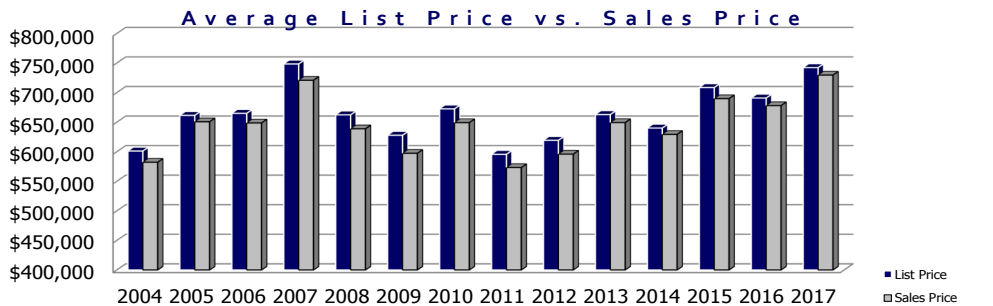
## Flashback! YTD 2017 vs YTD 2018

YTD	2017	2018	% Change
Days on Market	75	46	-38.86%
Sales Price	\$794,641	\$656,506	-17.38%
Sales Price to Assessed Value	1.07	1.11	4.09%

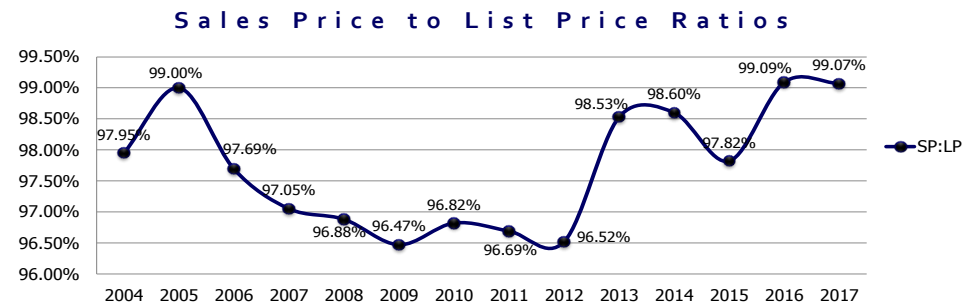


YTD	2017	2018	% Change
# Units Sold	20	27	35.00%
Active Listings	83	83	0.00%
Under Contracts	48	43	-10.42%

### Livingston Yearly Market Trends



### Livingston Yearly Market Trends



	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

