

Livingston

March 2018 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	220 E Northfield Avenue	Colonial	3	2.1	8	\$374,999	\$374,999	\$396,000	105.60%	\$319,900	1.24
2	17 Yorktown Terrace	Colonial	3	1.1	8	\$444,900	\$444,900	\$445,000	100.02%	\$399,500	1.11
3	5 Country Club Court	Ranch	3	2.0	216	\$575,000	\$495,000	\$450,000	90.91%	\$575,000	0.78
4	52 Lincoln Avenue	Colonial	4	2.0	14	\$460,000	\$460,000	\$475,000	103.26%	\$360,000	1.32
5	87 Irving Avenue	Colonial	4	2.0	17	\$525,000	\$525,000	\$528,000	100.57%	\$407,700	1.30
6	27 E McClellan Avenue	Split Level	5	3.1	14	\$568,000	\$568,000	\$580,000	102.11%	\$490,000	1.18
7	44 Mount Pleasant Pkwy	Colonial	4	3.1	118	\$625,000	\$599,000	\$599,000	100.00%	\$449,700	1.33
8	11 Highland Drive	Split Level	4	3.0	9	\$578,000	\$578,000	\$615,000	106.40%	\$498,800	1.23
9	8 Marberne Terrace	Split Level	3	3.0	9	\$649,000	\$649,000	\$680,000	104.78%	\$545,000	1.25
10	36 Wychwood Road	Split Level	4	2.2	22	\$699,000	\$699,000	\$690,000	98.71%	\$590,900	1.17
11	142 Beaufort Avenue	Colonial	4	2.1	65	\$750,000	\$699,000	\$699,000	100.00%		
12	17 Consul Road	Split Level	4	2.1	13	\$695,000	\$695,000	\$710,000	102.16%	\$686,400	1.03
13	28 Concord Drive	Colonial	4	3.1	10	\$700,000	\$700,000	\$725,000	103.57%	\$572,200	1.27
14	19 Maplewood Drive	Colonial	4	2.1	11	\$789,000	\$789,000	\$785,000	99.49%	\$674,300	1.16
15	14 Cliffside Drive	Ranch	4	4.0	14	\$875,000	\$875,000	\$880,000	100.57%	\$642,000	1.37
16	76 Force Hill Road	Colonial	5	4.1	315	\$2,300,000	\$2,300,000	\$2,340,000	101.74%		
AVERAGE					54	\$725,494	\$715,681	\$724,813	101.24%		1.20

"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	34	54										44
List Price	\$686,570	\$620,043	\$715,681										\$672,019
Sales Price	\$656,506	\$609,810	\$724,813										\$658,260
Sales Price as a % of List Price	103.19%	98.73%	101.24%										101.24%
Sales Price to Assessed Value	1.11	1.15	1.20										1.14
# Units Sold	27	21	16										64
Active Listings	83	100	87										90
Under Contracts	43	52	77										57

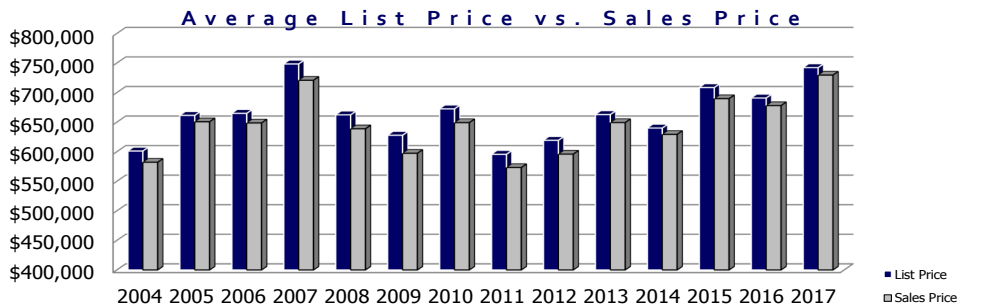
Flashback! YTD 2017 vs YTD 2018

YTD	2017	2018	% Change
Days on Market	61	44	-28.54%
Sales Price	\$743,781	\$658,260	-11.50%
Sales Price to Assessed Value	1.11	1.14	2.92%

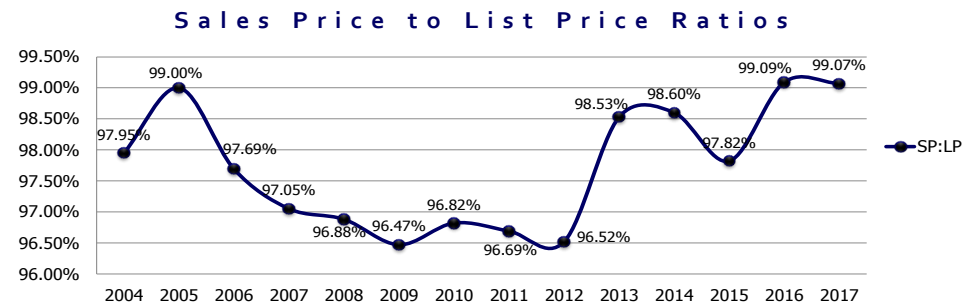


YTD	2017	2018	% Change
# Units Sold	63	64	1.59%
Active Listings	104	87	-16.35%
Under Contracts	78	77	-1.28%

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

