

L i v i n g s t o n

J u l 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 Assess- ment	SP:AV
1	68 W Hobart Gap Road	Ranch	3	1.0	18	\$335,000	\$335,000	\$320,000	95.52%	\$325,000	0.98
2	14 Dougal Avenue	RanchExp	4	1.0	23	\$314,900	\$314,900	\$371,000	117.82%	\$411,000	0.90
3	56 Collinwood Avenue	Colonial	3	1.0	8	\$379,000	\$379,000	\$380,000	100.26%	\$428,600	0.89
4	83 Glendale Avenue	Split Level	3	1.1	40	\$499,000	\$450,000	\$400,000	88.89%	\$414,400	0.97
5	58 Rockledge Drive	FixrUppr	3	2.1	36	\$570,000	\$541,500	\$420,000	77.56%	\$600,800	0.70
6	25 W Cedar Street	CapeCod	3	1.1	71	\$438,000	\$438,000	\$428,000	97.72%	\$381,000	1.12
7	49 Beverly Road	CapeCod	3	2.0	14	\$450,000	\$450,000	\$446,000	99.11%	\$411,400	1.08
8	619 Binghampton Lane	TwndEndUn	2	2.0	280	\$485,000	\$470,000	\$460,000	97.87%	\$398,300	1.15
9	11 Bunyan Drive	Split Level	3	1.1	18	\$450,000	\$450,000	\$470,000	104.44%	\$524,600	0.90
10	6 Greenwood Court	Split Level	3	2.1	60	\$525,000	\$500,000	\$485,000	97.00%	\$437,100	1.11
11	35 Sterling Drive	Split Level	3	2.1	8	\$525,000	\$525,000	\$495,000	94.29%	\$419,800	1.18
12	36 Irving Avenue	Colonial	4	1.1	10	\$528,000	\$528,000	\$500,000	94.70%	\$402,000	1.24
13	19 Crescent Road	Colonial	3	1.1	8	\$489,900	\$489,900	\$500,000	102.06%	\$397,900	1.26
14	28 Lexington Drive	Colonial	4	1.1	10	\$429,000	\$429,000	\$501,000	116.78%	\$378,300	1.32
15	24 Bryant Drive	Split Level	3	2.0	21	\$520,000	\$520,000	\$510,000	98.08%	\$447,000	1.14
16	1 Tudor Terrace	Bi-Level	4	2.1	23	\$535,000	\$535,000	\$519,000	97.01%	\$559,500	0.93
17	68 Martin Road	Ranch	4	2.1	31	\$574,900	\$574,900	\$530,000	92.19%	\$497,400	1.07
18	40 Longacre Drive	Bi-Level	4	2.0	27	\$598,000	\$549,000	\$549,000	100.00%	\$462,700	1.19
19	1 Brandon Avenue	Colonial	3	2.1	24	\$579,000	\$579,000	\$565,000	97.58%	\$479,100	1.18
20	23 North Drive	Ranch	3	3.0	14	\$575,000	\$575,000	\$570,000	99.13%	\$515,000	1.11
21	45 Belmont Drive	Colonial	4	2.0	10	\$549,000	\$549,000	\$580,000	105.65%	\$420,000	1.38
22	37 Belmont Drive	Split Level	4	2.0	44	\$569,000	\$569,000	\$580,000	101.93%	\$435,100	1.33
23	20 Audubon Road	Colonial	3	2.1	23	\$588,000	\$588,000	\$588,000	100.00%	\$457,800	1.28
24	13 Manor Road	Ranch	4	2.1	14	\$599,000	\$599,000	\$600,000	100.17%	\$441,300	1.36
25	22 Fieldstone Drive	Bi-Level	4	3.0	10	\$649,000	\$649,000	\$620,000	95.53%	\$639,300	0.97

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26	14 Penwood Road	RanchExp	3	2.1	55	\$650,000	\$650,000	\$625,000	96.15%	\$548,600	1.14
27	9 White Oak Drive	Split Level	4	2.1	14	\$580,000	\$580,000	\$625,000	107.76%	\$479,600	1.30
28	1 Stonewall Drive	Split Level	3	2.1	105	\$738,000	\$699,000	\$642,500	91.92%	\$656,000	0.98
29	34 Springbrook Road	Bi-Level	4	3.0	59	\$659,000	\$659,000	\$644,000	97.72%	\$510,000	1.26
30	71 Sykes Avenue	Split Level	3	2.1	27	\$595,000	\$595,000	\$650,000	109.24%	\$440,900	1.47
31	49 Burnet Hill Road	Ranch	4	3.0	31	\$699,000	\$699,000	\$653,700	93.52%	\$555,000	1.18
32	73 E McClellan Avenue	Bi-Level	4	3.0	9	\$639,000	\$639,000	\$661,000	103.44%	\$598,100	1.11
33	107 Vere Terrace	Split Level	4	2.1	4	\$670,000	\$670,000	\$670,000	100.00%	\$473,900	1.41
34	18 Shadowlawn Drive	Ranch	3	3.0	22	\$684,900	\$684,900	\$684,900	100.00%	\$599,100	1.14
35	112 Falcon Road	Split Level	4	2.1	12	\$685,000	\$685,000	\$690,000	100.73%	\$599,700	1.15
36	19 Fieldstone Drive	Split Level	4	3.0	12	\$699,000	\$699,000	\$700,000	100.14%	\$508,500	1.38
37	65 Springbrook Road	Split Level	4	2.1	10	\$649,000	\$649,000	\$715,000	110.17%	\$573,200	1.25
38	6 Tiffnay Drive	Custom	4	3.0	48	\$799,000	\$732,000	\$724,000	98.91%	\$558,100	1.30
39	68 Springbrook Road	Split Level	4	3.0	23	\$788,000	\$728,000	\$728,000	100.00%	\$580,000	1.26
40	12 Maplewood Drive	Colonial	4	3.1	14	\$765,000	\$765,000	\$762,500	99.67%	\$624,200	1.22
41	199 E McClellan Avenue	Custom	5	3.1	60	\$825,000	\$795,000	\$767,500	96.54%	\$524,100	1.46
42	11 Wildwood Avenue	Colonial	4	3.1	12	\$750,000	\$750,000	\$770,000	102.67%	\$604,400	1.27
43	24 Montgomery Road	Colonial	5	2.1	71	\$850,000	\$800,000	\$785,000	98.13%	\$594,400	1.32
44	1 Beresford Lane	MultiFlr	3	2.2	13	\$839,900	\$839,900	\$795,000	94.65%	\$703,100	1.13
45	332 W Northfield Road	Colonial	5	4.0	67	\$849,900	\$849,900	\$810,000	95.31%	\$625,000	1.30
46	9 Tamarack Drive	Colonial	4	2.1	13	\$829,000	\$829,000	\$825,000	99.52%	\$716,000	1.15
47	14 Pebble Beach Drive	TwndEndUn	4	3.1	25	\$850,000	\$825,000	\$825,000	100.00%	\$714,400	1.15
48	4 Terry Terrace	Custom	5	2.1	29	\$879,000	\$829,000	\$829,000	100.00%	\$744,700	1.11
49	76 N Hillside Avenue	Colonial	4	2.1	37	\$879,000	\$849,900	\$840,000	98.84%	\$660,000	1.27
50	7 Burlington Road	Colonial	5	3.0	56	\$929,000	\$895,000	\$862,000	96.31%	\$755,600	1.14

Livingston

July 2018 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
51	38 Winchester Road	Colonial	4	3.0	0	\$899,000	\$899,000	\$920,000	102.34%		
52	13 Cambridge Road	Colonial	5	3.1	7	\$949,000	\$949,000	\$935,000	98.52%		
53	56 Rockledge Drive	RanchExp	5	4.1	93	\$969,900	\$969,900	\$955,000	98.46%	\$873,300	1.09
54	63 Havenwood Drive	Custom	4	3.2	34	\$995,000	\$995,000	\$970,000	97.49%	\$862,200	1.13
55	15 Belvedere Drive	Colonial	5	4.1	8	\$950,000	\$950,000	\$985,000	103.68%	\$820,000	1.20
56	34 Lee Road	Custom	4	4.1	3	\$999,900	\$999,900	\$995,000	99.51%		
57	35 Hemlock Road	Ranch	5	3.1	13	\$1,070,000	\$1,070,000	\$1,085,000	101.40%	\$830,000	1.31
58	42 Intervale Road	Colonial	5	3.1	11	\$1,149,000	\$1,149,000	\$1,100,000	95.74%	\$701,200	1.57
59	6 Winston Drive	Custom	4	3.1	127	\$1,290,000	\$1,198,000	\$1,107,014	92.41%	\$805,800	1.37
60	48 Crescent Road	Colonial	5	4.1	8	\$995,000	\$995,000	\$1,150,000	115.58%		
61	34 Blackstone Drive	Colonial	5	4.0	9	\$1,299,000	\$1,299,000	\$1,325,000	102.00%	\$975,000	1.36
62	10 Stoneham Drive	Custom	5	5.1	16	\$1,399,000	\$1,399,000	\$1,400,000	100.07%	\$1,240,500	1.13
63	93 N Hillside Avenue	Colonial	5	5.1	43	\$1,499,000	\$1,475,000	\$1,425,000	96.61%		
64	13 Coventry Road	Colonial	4	5.1	9	\$1,549,999	\$1,549,999	\$1,550,000	100.00%	\$1,250,500	1.24
AVERAGE					32	\$742,941	\$732,525	\$727,705	99.48%		1.19

"ACTIVE" Listings in Livingston

Number of Units: 145
Average List Price: \$987,575
Average Days on Market: 76

"UNDER CONTRACT" Listings in Livingston

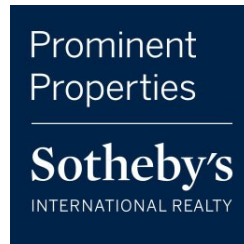
Number of Units: 57
Average List Price: \$846,214
Average Days on Market: 39

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	33	24	40	32						36
List Price	\$686,570	\$620,043	\$715,681	\$745,484	\$707,632	\$808,453	\$732,525						\$730,013
Sales Price	\$656,506	\$609,810	\$724,813	\$742,565	\$710,348	\$797,738	\$727,705						\$722,830
Sales Price as a % of List Price	96.55%	98.73%	101.24%	100.55%	100.36%	100.00%	99.48%						99.57%
Sales Price to Assessed Value	1.11	1.15	1.20	1.19	1.18	1.16	1.19						1.17
# Units Sold	27	21	16	31	31	48	64						238
Active Listings	83	100	87	116	129	141	145						114
Under Contracts	43	52	77	79	96	94	57						71

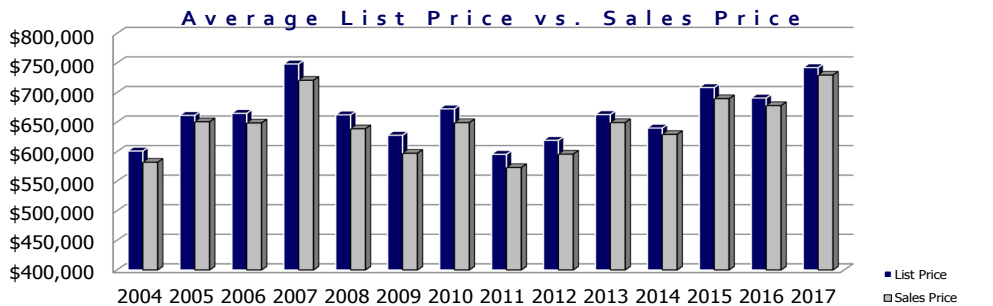
Flashback! YTD 2017 vs YTD 2018

YTD	2017	2018	% Change
Days on Market	43	36	-17.17%
Sales Price	\$712,499	\$722,830	1.45%
Sales Price to Assessed Value	1.16	1.17	0.99%

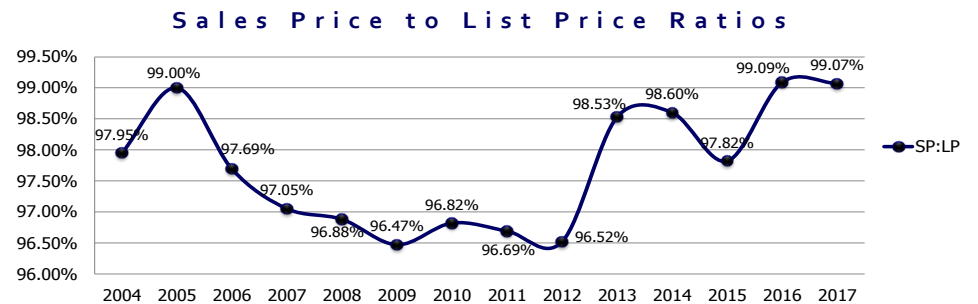


YTD	2017	2018	% Change
# Units Sold	222	238	7.21%
Active Listings	118	145	22.88%
Under Contracts	89	57	-35.96%

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

