

Livingston

September 2017 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	192 E Northfield Road	Colonial	3	2.0	111	\$369,000	\$369,000	\$360,000	97.56%	\$384,700	0.94
2	46 Walnut Street	Colonial	5	2.1	27	\$450,000	\$400,000	\$370,000	92.50%	\$458,500	0.81
3	102 N Livingston Avenue	Ranch	3	1.0	24	\$355,000	\$355,000	\$375,000	105.63%	\$354,500	1.06
4	3 Burnet Hill Road	Split Level	3	1.0	18	\$403,333	\$403,333	\$389,333	96.53%	\$369,000	1.06
5	18 Swan Road	Split Level	3	1.1	7	\$399,000	\$399,000	\$409,000	102.51%	\$350,600	1.17
6	6 Pitcairn Road	Ranch	3	1.0	94	\$439,000	\$415,000	\$410,000	98.80%	\$376,000	1.09
7	25 Herbert Terrace	Colonial	3	2.0	15	\$419,000	\$419,000	\$413,500	98.69%	\$407,200	1.02
8	11 Evergreen Avenue	Colonial	3	2.0	54	\$450,000	\$439,000	\$420,000	95.67%	\$358,200	1.17
9	61 W Cedar Street	Split Level	3	1.1	15	\$425,000	\$425,000	\$425,000	100.00%	\$362,500	1.17
10	32 Burnet Hill Road	Colonial	4	3.0	27	\$493,000	\$475,000	\$462,000	97.26%	\$412,900	1.12
11	39 Bear Brook Lane	RanchRas	4	2.0	70	\$535,000	\$499,900	\$475,500	95.12%	\$524,600	0.91
12	65 Glendale Avenue	Split Level	4	2.0	31	\$539,900	\$519,000	\$525,000	101.16%	\$457,200	1.15
13	84 Hillside Terrace	CapeCod	4	3.0	10	\$525,000	\$525,000	\$525,000	100.00%	\$410,200	1.28
14	414 Turlington Court	TwnIntUn	3	2.1	95	\$568,000	\$550,000	\$540,000	98.18%	\$479,800	1.13
15	7 Lincoln Avenue	Colonial	4	2.1	5	\$565,000	\$565,000	\$550,000	97.35%	\$463,000	1.19
16	6 Garnet Terrace	Bi-Level	4	2.0	5	\$535,000	\$535,000	\$550,500	102.90%	\$486,800	1.13
17	2 Carillon Circle	TwnEndUn	3	3.2	143	\$690,000	\$649,900	\$556,500	85.63%	\$704,500	0.79
18	110 N Ashby Avenue	Bi-Level	4	3.0	68	\$579,000	\$579,000	\$569,000	98.27%	\$513,700	1.11
19	2 Wynnewood Road	Colonial	4	2.0	40	\$600,000	\$600,000	\$585,000	97.50%	\$467,000	1.25
20	25 Bear Brook Lane	Ranch	3	2.1	28	\$625,000	\$625,000	\$608,000	97.28%	\$450,000	1.35
21	7 Balmoral Drive	Split Level	4	1.1	34	\$619,000	\$619,000	\$610,000	98.55%	\$515,500	1.18
22	4104 Pointe Gate Drive	HighRise	3	3.1	326	\$779,000	\$675,000	\$635,000	94.07%	\$767,400	0.83
23	4 Birchwood Drive	Split Level	5	2.1	25	\$650,000	\$650,000	\$655,000	100.77%	\$525,000	1.25
24	6 Winged Foot Drive	TwnIntUn	3	3.0	19	\$679,000	\$679,000	\$668,000	98.38%	\$595,300	1.12
25	3 Morningside Drive	Ranch	4	2.1	21	\$749,000	\$749,000	\$740,000	98.80%	\$670,300	1.10

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26	66 Edgemere Road	Colonial	4	2.2	99	\$879,000	\$815,000	\$790,000	96.93%	\$661,700	1.19
27	4 Emerson Drive	Colonial	5	3.1	77	\$869,000	\$829,900	\$815,000	98.20%		
28	106 S Ashby Avenue	Split Level	4	2.1	7	\$799,000	\$799,000	\$820,600	102.70%		
29	20 Wellington Road	Colonial	4	3.1	65	\$935,000	\$900,000	\$880,000	97.78%		
30	6 Burlington Road	Ranch	3	2.2	29	\$875,000	\$875,000	\$894,000	102.17%	\$751,600	1.19
31	7 Woodcrest Drive	Colonial	5	3.1	0	\$875,000	\$875,000	\$910,000	104.00%		
32	2 Case Terrace	Split Level	5	4.1	78	\$989,900	\$934,900	\$917,000	98.09%	\$564,900	1.62
33	85 N Rockledge Drive	Contemp	5	3.1	28	\$999,900	\$999,900	\$999,900	100.00%	\$810,000	1.23
34	14 Bonnyview Drive	Custom	5	4.1	11	\$1,169,900	\$1,169,900	\$1,125,000	96.16%		
35	4 Huntington Road	Split Level	6	3.1	16	\$1,225,000	\$1,225,000	\$1,180,000	96.33%	\$968,600	1.22
36	22 Aspen Drive	Colonial	5	6.1	84	\$1,588,000	\$1,499,999	\$1,400,000	93.33%	\$1,406,100	1.00
37	29 Morningside Drive	Colonial	5	5.1	87	\$1,850,000	\$1,850,000	\$1,594,000	86.16%		
38	40 Overlook Road	Colonial	7	5.2	59	\$2,295,000	\$2,295,000	\$2,100,000	91.50%	\$2,074,800	1.01
AVERAGE					51	\$757,630	\$741,782	\$717,154	97.70%		1.12

"ACTIVE" Listings in Livingston

Number of Units: 113
Average List Price: \$1,050,206
Average Days on Market: 86

"UNDER CONTRACT" Listings in Livingston

Number of Units: 58
Average List Price: \$769,772
Average Days on Market: 51

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				44
List Price	\$806,695	\$749,393	\$729,867	\$629,617	\$719,525	\$710,454	\$723,966	\$785,149	\$741,782				\$732,785
Sales Price	\$794,641	\$719,040	\$720,707	\$620,690	\$721,443	\$710,058	\$722,541	\$768,370	\$717,154				\$722,960
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%				99.32%
Sales Price to Assessed Value	1.07	1.12	1.13	1.15	1.18	1.17	1.19	1.15	1.12				1.15
# Units Sold	20	15	28	29	36	46	48	56	38				316
Active Listings	83	90	104	131	158	145	118	114	113				117
Under Contracts	48	57	78	94	101	101	89	64	58				77

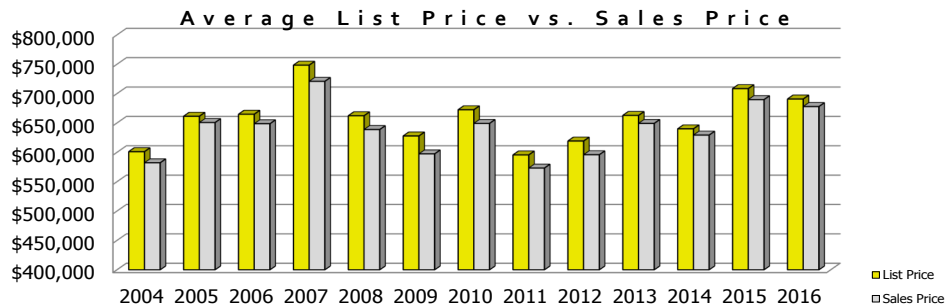
Flashback! YTD 2016 vs YTD 2017

	2016	2017	% Change
Days on Market	52	44	-16.17%
Sales Price	\$690,559	\$722,960	4.69%
Sales Price to Assessed Value	1.11	1.15	3.79%

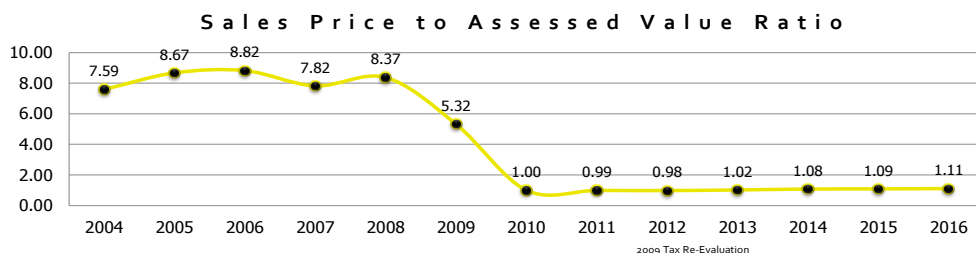


	2016	2017	% Change
# Units Sold	318	316	-0.63%
Active Listings	100	113	13.00%
Under Contracts	80	58	-27.50%

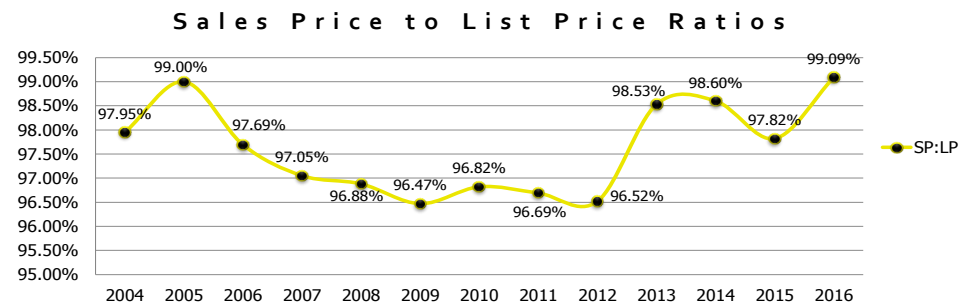
Livingston Yearly Market Trends



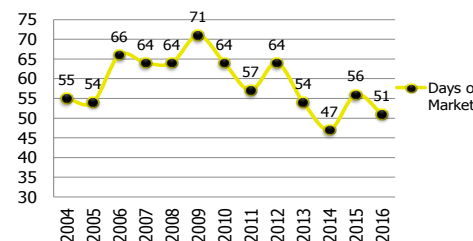
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
LP	\$601,135	\$661,426	\$664,870	\$748,413	\$662,317	\$627,865	\$672,470	\$595,503	\$619,248	\$662,845	\$639,989	\$708,512	\$690,777
SP	\$582,177	\$650,679	\$648,695	\$720,873	\$638,797	\$597,355	\$649,233	\$573,206	\$595,914	\$649,260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



Livingston Yearly Market Trends



Average Days on Market



Number of Units Sold

