

# Livingston

## August 2018 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	33 Burnet Hill Road	Tudor	2	1.0	1	\$365,000	\$365,000	\$365,000	100.00%	\$342,500	1.07
2	281 W Mount Pleasant Ave	Ranch	3	1.0	116	\$360,000	\$360,000	\$367,000	101.94%	\$316,200	1.16
3	40 W Hobart Gap Road	CapeCod	2	2.0	38	\$349,900	\$349,900	\$378,000	108.03%	\$356,300	1.06
4	25 Laurel Avenue	Colonial	3	2.0	22	\$399,000	\$399,000	\$399,000	100.00%	\$388,500	1.03
5	27 Filmore Avenue	CapeCod	3	1.0	13	\$399,000	\$399,000	\$400,000	100.25%	\$348,200	1.15
6	23 Filmore Avenue	Colonial	2	1.0	13	\$374,900	\$374,900	\$400,000	106.70%	\$373,100	1.07
7	172 E Cedar Street	Colonial	3	1.1	43	\$425,000	\$425,000	\$405,000	95.29%	\$385,700	1.05
8	24 W Lawn Road	Colonial	3	1.1	19	\$399,900	\$399,900	\$415,000	103.78%	\$433,400	0.96
9	1 Spalding Drive	Ranch	3	1.0	61	\$494,900	\$474,900	\$460,000	96.86%	\$416,800	1.10
10	63 Belmont Drive	Split Level	3	1.1	13	\$485,000	\$485,000	\$480,000	98.97%	\$400,700	1.20
11	73 Eastbrook Terrace	Bi-Level	4	2.0	12	\$500,000	\$500,000	\$480,000	96.00%	\$484,400	0.99
12	2 Emerson Drive	Split Level	3	2.0	23	\$469,900	\$469,900	\$485,000	103.21%	\$405,000	1.20
13	47 Concord Drive	Colonial	3	1.1	16	\$499,000	\$499,000	\$521,200	104.45%	\$387,700	1.34
14	22 Claremont Avenue	Split Level	3	2.0	25	\$550,000	\$550,000	\$535,000	97.27%	\$415,200	1.29
15	25 Deerfield Road	CapeCod	4	2.1	15	\$549,000	\$549,000	\$565,000	102.91%	\$409,900	1.38
16	11 Ashwood Drive	Split Level	3	2.1	8	\$569,000	\$569,000	\$569,000	100.00%	\$381,900	1.49
17	515 Regal Boulevard	TwnEndUn	3	2.1	53	\$599,000	\$599,000	\$588,000	98.16%	\$495,800	1.19
18	58 E Cedar Street	Colonial	4	2.1	11	\$568,000	\$568,000	\$593,000	104.40%	\$411,800	1.44
19	1 Trombley Drive	Bi-Level	4	2.1	15	\$599,000	\$599,000	\$610,000	101.84%	\$484,400	1.26
20	6 N Hillside Avenue	Ranch	3	2.1	10	\$640,000	\$640,000	\$642,000	100.31%	\$634,600	1.01
21	6 Northfield Court	Split Level	4	2.1	29	\$687,500	\$665,000	\$645,000	96.99%	\$501,200	1.29
22	12 Consul Road	Ranch	3	3.0	20	\$645,000	\$645,000	\$650,000	100.78%	\$669,300	0.97
23	28 Charles Street	Colonial	4	3.0	9	\$639,000	\$639,000	\$660,000	103.29%	\$442,500	1.49
24	305 Binghampton Lane	TwnIntUn	3	2.1	33	\$699,000	\$699,000	\$680,000	97.28%	\$575,700	1.18
25	23 Coddington Terrace	Colonial	4	2.1	41	\$750,000	\$700,000	\$695,000	99.29%	\$732,100	0.95

**Weichert**  
REALTORS®

# Livingston

## August 2018 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
26	12 White Oak Drive	Split Level	4	2.1	32	\$695,000	\$695,000	\$695,000	100.00%	\$471,100	1.48
27	28 N Hillside Avenue	Ranch	4	3.1	20	\$799,000	\$749,000	\$715,000	95.46%	\$758,000	0.94
28	313 Binghampton Lane	TwnEndUn	3	2.1	8	\$749,000	\$749,000	\$742,000	99.07%	\$702,300	1.06
29	17 Thurston Drive	Split Level	3	2.1	13	\$699,000	\$699,000	\$755,000	108.01%	\$548,300	1.38
30	1 Sylvan Court	Ranch	5	3.1	36	\$850,000	\$828,000	\$822,500	99.34%	\$692,500	1.19
31	85 Winged Foot Drive	TwnEndUn	3	3.1	45	\$899,000	\$850,000	\$840,000	98.82%	\$719,400	1.17
32	9 Burnett Hill Road	Colonial	4	3.1	34	\$899,000	\$899,000	\$845,000	93.99%		
33	8 Tower Road	Colonial	4	3.1	21	\$870,000	\$870,000	\$855,000	98.28%		
34	21 Ross Road	Split Level	3	2.1	9	\$889,900	\$889,900	\$880,000	98.89%	\$1,020,800	0.86
35	17 Bonnyview Drive	Colonial	5	3.1	57	\$925,000	\$925,000	\$905,000	97.84%	\$852,500	1.06
36	27 Surrey Lane	Colonial	4	3.1	30	\$999,888	\$999,999	\$1,013,000	101.30%	\$859,400	1.18
37	2 Harvard Place	RanchExp	5	4.1	138	\$1,179,000	\$1,179,000	\$1,100,000	93.30%	\$1,089,000	1.01
38	5 Camelot Drive	Colonial	4	3.2	41	\$1,325,000	\$1,225,000	\$1,145,000	93.47%	\$998,500	1.15
39	2 Disney Place	Custom	5	5.1	88	\$1,280,000	\$1,199,900	\$1,180,000	98.34%		
40	19 Cornerstone Way	Colonial	5	3.2	1	\$1,199,000	\$1,199,000	\$1,225,000	102.17%	\$1,006,300	1.22
41	22 Blackstone Drive	Split Level	5	4.1	24	\$1,395,000	\$1,395,000	\$1,265,000	90.68%	\$1,116,300	1.13
42	16 Chelsea Drive	Custom	6	5.1	89	\$2,495,000	\$2,495,000	\$2,108,000	84.49%	\$2,050,000	1.03
AVERAGE					32	\$741,995	\$732,626	\$716,136	99.32%		1.16

### "ACTIVE" Listings in Livingston

**Number of Units:** 126  
**Average List Price:** \$999,552  
**Average Days on Market:** 92

### "UNDER CONTRACT" Listings in Livingston

**Number of Units:** 54  
**Average List Price:** \$874,731  
**Average Days on Market:** 46

**Weichert**  
 REALTORS®

# 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	32					35
List Price	\$686,570	\$620,043	\$715,681	\$745,484	\$707,632	\$808,453	\$732,525	\$732,626					\$730,405
Sales Price	\$656,506	\$609,810	\$724,813	\$742,565	\$710,348	\$797,738	\$727,705	\$716,136					\$721,826
Sales Price as a % of List Price	96.55%	98.73%	101.24%	100.55%	100.36%	100.00%	99.48%	99.32%					99.53%
Sales Price to Assessed Value	1.11	1.15	1.20	1.19	1.18	1.16	1.19	1.16					1.17
# Units Sold	27	21	16	31	31	48	64	42					280
Active Listings	83	100	87	116	129	141	145	126					116
Under Contracts	43	52	77	79	96	94	57	54					69

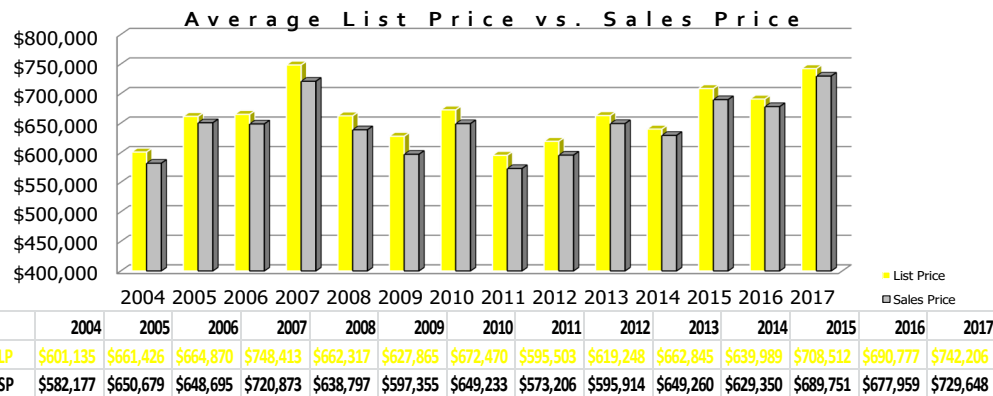
## Flashback! YTD 2017 vs YTD 2018

YTD	2017	2018	% Change
Days on Market	43	35	-17.86%
Sales Price	\$723,754	\$721,826	-0.27%
Sales Price to Assessed Value	1.16	1.17	0.95%

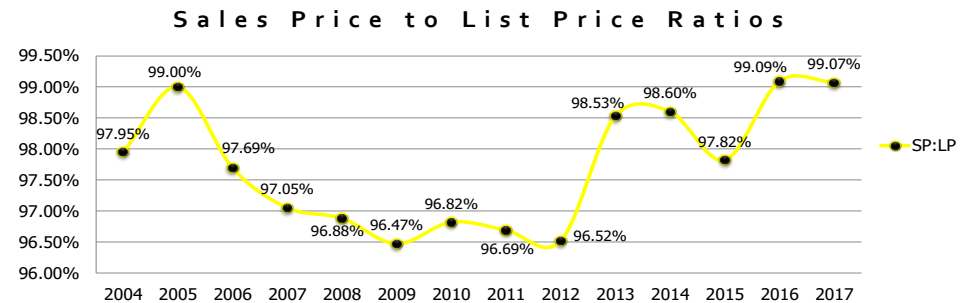
**Weichert**  
REALTORS®

YTD	2017	2018	% Change
# Units Sold	278	280	0.72%
Active Listings	114	126	10.53%
Under Contracts	64	54	-15.63%

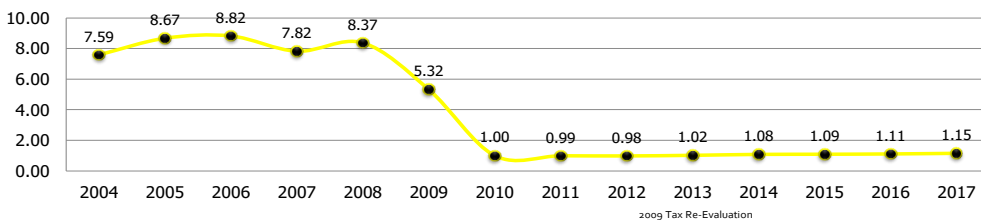
### Livingston Yearly Market Trends



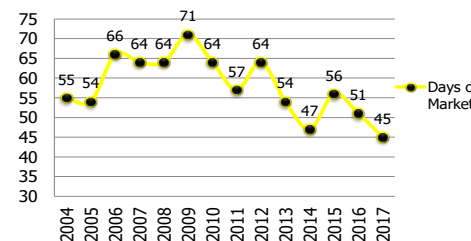
### Livingston Yearly Market Trends



### Sales Price to Assessed Value Ratio



### Average Days on Market



### Number of Units Sold

