

# Livingston

## September 2018 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assess-	SP:AV
1	170 W Northfield Road	CapeCod	4	1.0	66	\$400,000	\$349,900	\$285,000	81.45%	\$341,600	0.83
2	181 W Northfield Road	Ranch	3	1.0	1	\$310,000	\$310,000	\$310,000	100.00%	\$407,100	0.76
3	24 S Baums Court	CapeCod	3	1.1	34	\$368,000	\$340,000	\$355,000	104.41%	\$351,900	1.01
4	22 Ameila Avenue	Colonial	3	1.0	11	\$289,900	\$289,900	\$372,060	128.34%	\$333,400	1.12
5	17 Manor Road	CapeCod	3	1.0	1	\$405,000	\$405,000	\$405,000	100.00%	\$359,100	1.13
6	50 Woodcrest Drive	Ranch	3	1.0	7	\$349,000	\$349,000	\$407,000	116.62%	\$366,600	1.11
7	11 Village Drive	Colonial	3	1.0	28	\$409,000	\$409,000	\$441,577	107.97%	\$405,400	1.09
8	23 Melrose Drive	Ranch	3	1.0	8	\$450,000	\$450,000	\$450,000	100.00%	\$405,000	1.11
9	56 W Cedar Street	Split Level	3	2.0	8	\$435,000	\$435,000	\$455,000	104.60%	\$352,300	1.29
10	9 Rossmore Terrace	Split Level	3	1.1	7	\$525,000	\$525,000	\$515,000	98.10%	\$440,500	1.17
11	17 Tiffany Drive	Colonial	3	2.1	67	\$599,000	\$575,000	\$555,000	96.52%	\$567,700	0.98
12	31 Kearney Terrace	Bi-Level	4	3.0	28	\$590,000	\$590,000	\$573,400	97.19%	\$625,100	0.92
13	9 Brandon Avenue	Split Level	3	2.1	10	\$585,000	\$585,000	\$600,000	102.56%	\$422,900	1.42
14	27 Coddington Terrace	Colonial	4	2.1	11	\$625,000	\$625,000	\$615,000	98.40%	\$628,600	0.98
15	88 Falcon Road	Split Level	4	2.0	21	\$698,000	\$650,000	\$640,000	98.46%	\$548,700	1.17
16	11 Carteret Road	Ranch	4	3.0	1	\$650,000	\$650,000	\$650,000	100.00%	\$593,300	1.10
17	17 Troy Drive	Split Level	5	2.1	93	\$689,000	\$689,000	\$705,000	102.32%	\$592,800	1.19
18	316 Hillside Avenue	Split Level	4	2.1	42	\$719,000	\$719,000	\$705,000	98.05%	\$623,700	1.13
19	20 Cherry Hill Road	Split Level	4	2.1	11	\$683,000	\$683,000	\$726,000	106.30%	\$569,100	1.28
20	211 E Hobart Gap Road	Ranch	4	3.1	47	\$850,000	\$799,000	\$775,000	97.00%	\$897,000	0.86



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Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
21	31 Deerfield Road	Colonial	5	3.0	32	\$887,000	\$887,000	\$855,000	96.39%		
22	8 Monmouth Court	Colonial	4	3.1	1	\$897,600	\$897,600	\$897,600	100.00%	\$999,999	0.90
23	15 Melrose Drive	Colonial	5	3.0	6	\$888,000	\$888,000	\$940,000	105.86%	\$760,000	1.24
24	61 Rockledge Drive	Colonial	4	2.1	5	\$979,000	\$979,000	\$985,000	100.61%	\$833,700	1.18
25	15 Preston	Colonial	5	5.1	1	\$995,000	\$995,000	\$999,999	100.50%		
26	20 N Ashby Ave	Colonial	5	5.1	15	\$1,088,000	\$1,088,000	\$1,077,000	98.99%		
27	49 Morningside Drive	Colonial	4	3.1	9	\$999,000	\$999,000	\$1,082,000	108.31%	\$758,500	1.43
28	2 Wilshire Drive	Split Level	4	2.1	1	\$999,900	\$999,900	\$1,100,000	110.01%	\$929,000	1.18
29	1 Surrey Lane	Colonial	4	2.2	16	\$1,199,900	\$1,199,900	\$1,199,900	100.00%	\$903,300	1.33
30	56 Stonewall Drive	Colonial	6	5.1	83	\$1,450,000	\$1,450,000	\$1,340,000	92.41%	\$1,273,400	1.05
31	5 Stratford Drive	Colonial	6	5.1	139	\$1,698,000	\$1,595,000	\$1,575,000	98.75%	\$1,044,600	1.51
AVERAGE					26	\$732,590	\$722,781	\$728,759	101.62%		1.12

### "ACTIVE" Listings in Livingston

**Number of Units:** 128  
**Average List Price:** \$961,407  
**Average Days on Market:** 79

### "UNDER CONTRACT" Listings in Livingston

**Number of Units:** 51  
**Average List Price:** \$852,735  
**Average Days on Market:** 63

# 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	26				34
List Price	\$686,570	\$620,043	\$715,681	\$745,484	\$707,632	\$808,453	\$732,525	\$732,626	\$722,781				\$729,645
Sales Price	\$656,506	\$609,810	\$724,813	\$742,565	\$710,348	\$797,738	\$727,705	\$716,136	\$728,759				\$722,517
Sales Price as a % of List Price	96.55%	98.73%	101.24%	100.55%	100.36%	100.00%	99.48%	99.32%	101.62%				99.74%
Sales Price to Assessed Value	1.11	1.15	1.20	1.19	1.18	1.16	1.19	1.16	1.12				1.16
# Units Sold	27	21	16	31	31	48	64	42	31				311
Active Listings	83	100	87	116	129	141	145	126	128				117
Under Contracts	43	52	77	79	96	94	57	54	51				67

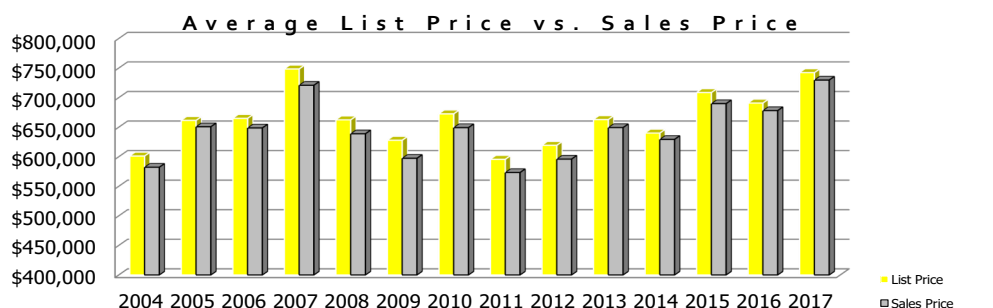
## Flashback! YTD 2017 vs YTD 2018

YTD	2017	2018	% Change
Days on Market	44	34	-21.88%
Sales Price	\$722,960	\$722,517	-0.06%
Sales Price to Assessed Value	1.15	1.16	0.95%

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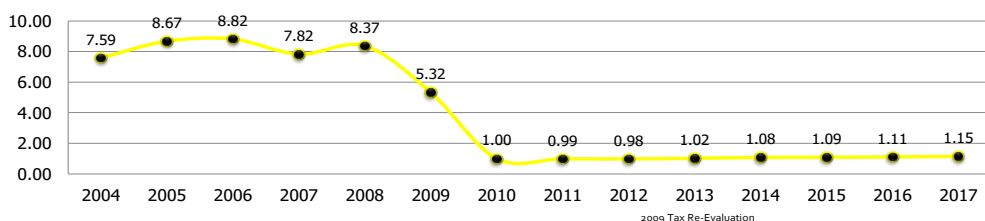
YTD	2017	2018	% Change
# Units Sold	316	311	-1.58%
Active Listings	113	128	13.27%
Under Contracts	58	51	-12.07%

### Livingston Yearly Market Trends

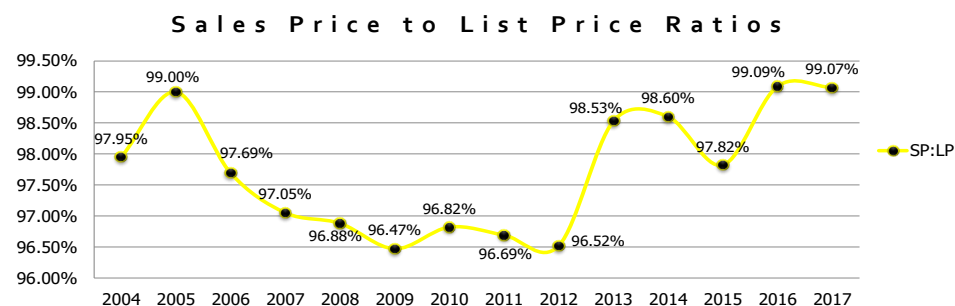


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
LP	\$601,135	\$661,426	\$664,870	\$748,413	\$662,317	\$627,865	\$672,470	\$595,503	\$619,248	\$662,845	\$639,989	\$708,512	\$690,777	\$742,206
SP	\$582,177	\$650,679	\$648,695	\$720,873	\$638,797	\$597,355	\$649,233	\$573,206	\$595,914	\$649,260	\$629,350	\$689,751	\$677,959	\$729,648

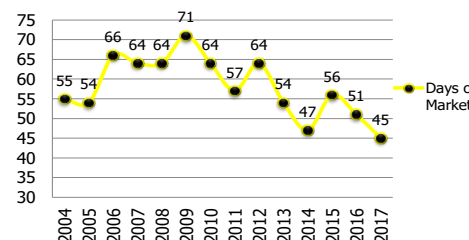
### Sales Price to Assessed Value Ratio



### Livingston Yearly Market Trends



### Average Days on Market



### Number of Units Sold

