

Livingston

October 2018 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	30 Glannon Road	Ranch	3	2.0	197	\$479,995	\$374,995	\$374,999	100.00%	\$420,100	0.89
2	33 Elmwood Drive	CapeCod	3	1.0	10	\$365,000	\$365,000	\$415,000	113.70%	\$392,300	1.06
3	81 N Ashby Avenue	Ranch	3	2.0	5	\$380,000	\$380,000	\$415,000	109.21%	\$455,800	0.91
4	78 W Cedar Street	Split Level	3	1.1	1	\$399,000	\$399,000	\$418,000	104.76%	\$385,200	1.09
5	8 Hillside Terrace	Ranch	3	2.0	18	\$400,000	\$400,000	\$438,000	109.50%	\$386,300	1.13
6	49 N Mitchell Avenue	Bi-Level	3	2.0	31	\$517,000	\$498,000	\$488,000	97.99%	\$384,300	1.27
7	108 Falcon Road	Bi-Level	5	2.1	12	\$500,000	\$500,000	\$500,000	100.00%	\$516,500	0.97
8	3306 Pointe Gate Drive	OneFloor	2	2.1	25	\$549,000	\$549,000	\$529,000	96.36%	\$470,200	1.13
9	96 Falcon Road	Split Level	4	2.1	42	\$598,000	\$530,000	\$530,000	100.00%	\$491,400	1.08
10	38 Spring Road	Colonial	3	2.1	27	\$550,000	\$550,000	\$550,000	100.00%	\$423,600	1.30
11	4202 Pointe Gate Drive	OneFloor	2	2.1	108	\$599,000	\$599,000	\$575,000	95.99%	\$443,400	1.30
12	10 Dellmead Drive	Ranch	4	2.1	35	\$615,000	\$615,000	\$595,000	96.75%	\$600,000	0.99
13	3406 Pointe Gate Drive	OneFloor	2	2.1	23	\$639,000	\$639,000	\$605,000	94.68%	\$470,200	1.29
14	13 Spier Drive	Colonial	4	2.1	77	\$649,000	\$634,900	\$605,000	95.29%	\$488,300	1.24
15	29 Charles Street	Colonial	3	2.1	61	\$599,000	\$599,000	\$605,000	101.00%	\$408,000	1.48
16	39 Charles Street	Bi-Level	4	2.1	1	\$605,000	\$605,000	\$605,000	100.00%	\$422,400	1.43
17	51 N Livingston Avenue	Split Level	4	3.1	95	\$665,000	\$639,000	\$622,500	97.42%	\$542,500	1.15
18	707 Binghampton Lane	TwnIntUn	3	2.1	134	\$679,000	\$645,000	\$625,000	96.90%	\$574,500	1.09
19	1 Dickinson Lane	Colonial	4	2.0	27	\$649,000	\$649,000	\$645,000	99.38%		
20	33 Hickory Place	Colonial	4	2.2	17	\$698,000	\$698,000	\$667,500	95.63%	\$636,300	1.05
21	55 Bennington Road	Colonial	4	2.0	19	\$659,000	\$659,000	\$675,000	102.43%	\$688,700	0.98
22	81 Winged Foot Drive	TwnIntUn	3	3.1	23	\$699,000	\$699,000	\$687,000	98.28%	\$639,200	1.07
23	1 Bellcourt Place	TwnEndUn	3	3.1	56	\$818,000	\$749,000	\$725,000	96.80%	\$782,900	0.93
24	52 Hickory Place	Ranch	4	3.0	57	\$750,000	\$745,000	\$737,500	98.99%	\$683,500	1.08
25	9 Volker Lane	Colonial	5	4.1	102	\$999,000	\$950,000	\$750,000	78.95%	\$815,500	0.92

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26	33 Wilson Terrace	Colonial	4	4.1	62	\$879,900	\$799,900	\$765,000	95.64%	\$513,500	1.49
27	4 Rumson Road	Split Level	5	3.1	13	\$789,000	\$789,000	\$771,180	97.74%	\$649,000	1.19
28	19 Stratford Drive	Colonial	5	3.1	92	\$1,345,000	\$1,235,000	\$1,150,000	93.12%	\$1,013,600	1.13
29	2 Springbrook Place	Colonial	5	5.1	47	\$1,250,000	\$1,250,000	\$1,190,000	95.20%	\$1,032,200	1.15
30	26 Mayhew Drive	RanchExp	4	3.1	43	\$127,500	\$1,275,000	\$1,225,000	96.08%	\$989,000	1.24
31	12 Coventry Road	Colonial	5	5.0	1	\$1,400,000	\$1,400,000	\$1,400,000	100.00%	\$1,300,000	1.08
32	29 Chelsea Drive	Custom	5	4.1	45	\$1,499,000	\$1,499,000	\$1,403,700	93.64%	\$1,400,000	1.00
AVERAGE					47	\$698,450	\$716,212	\$696,481	98.48%		1.13

"ACTIVE" Listings in Livingston

Number of Units: 127
Average List Price: \$946,979
Average Days on Market: 78

"UNDER CONTRACT" Listings in Livingston

Number of Units: 48
Average List Price: \$856,279
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	47			36
List Price	\$686,570	\$620,043	\$715,681	\$745,484	\$707,632	\$808,453	\$732,525	\$732,626	\$722,781	\$716,212			\$728,392
Sales Price	\$656,506	\$609,810	\$724,813	\$742,565	\$710,348	\$797,738	\$727,705	\$716,136	\$728,759	\$696,481			\$720,088
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%	98.48%			99.62%
Sales Price to Assessed Value	1.11	1.15	1.20	1.19	1.18	1.16	1.19	1.16	1.12	1.13			1.16
# Units Sold	27	21	16	31	31	48	64	42	31	32			343
Active Listings	83	100	87	116	129	141	145	126	128	127			118
Under Contracts	43	52	77	79	96	94	57	54	51	48			65

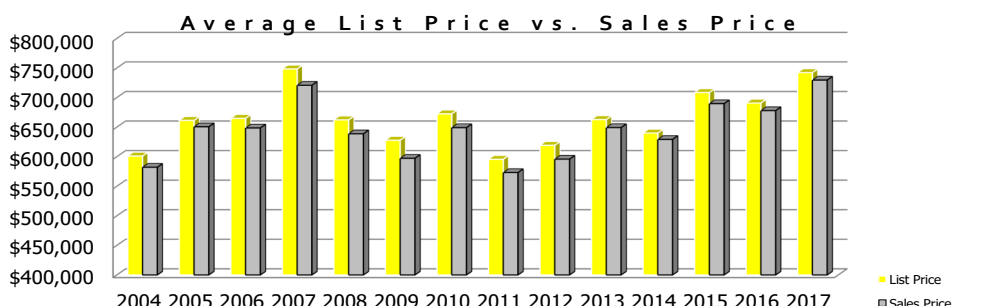
Flashback! YTD 2017 vs YTD 2018

YTD	2017	2018	% Change
Days on Market	44	36	-20.04%
Sales Price	\$725,983	\$720,088	-0.81%
Sales Price to Assessed Value	1.15	1.16	1.16%

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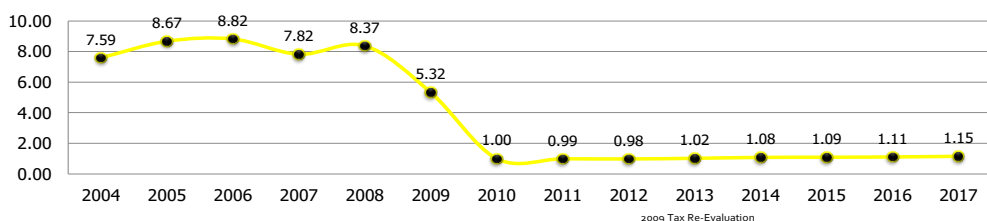
YTD	2017	2018	% Change
# Units Sold	349	343	-1.72%
Active Listings	98	127	29.59%
Under Contracts	74	48	-35.14%

Livingston Yearly Market Trends

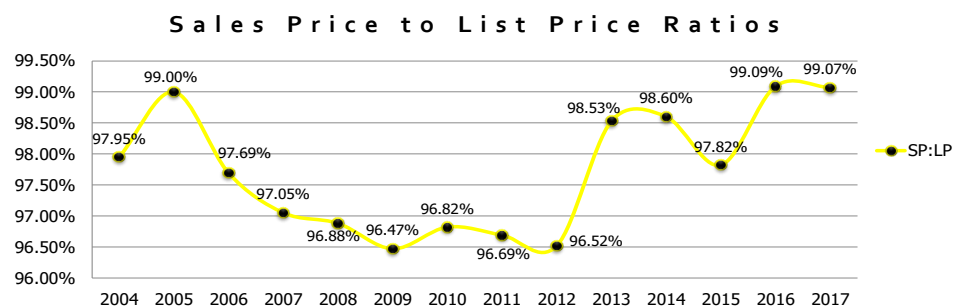


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
LP	\$601,135	\$661,426	\$664,870	\$748,413	\$662,317	\$627,865	\$672,470	\$595,503	\$619,248	\$662,845	\$639,989	\$708,512	\$690,777	\$742,206
SP	\$582,177	\$650,679	\$648,695	\$720,873	\$638,797	\$597,355	\$649,233	\$573,206	\$595,914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

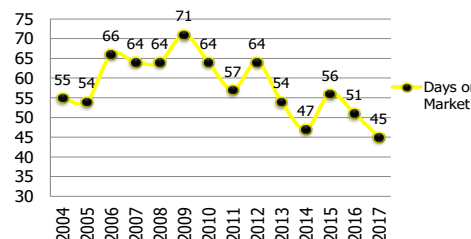
Sales Price to Assessed Value Ratio



Livingston Yearly Market Trends



Average Days on Market



Number of Units Sold

