

Livingston

November 2018 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	30 Mc Call Avenue	CapeCod	4	2.0	78	\$322,800	\$322,800	\$305,046	94.50%	\$376,600	0.81
2	43 Ashwood Drive	Ranch	3	1.0	99	\$469,000	\$409,000	\$370,000	90.46%	\$392,800	0.94
3	3205 Pointe Gate Drive	OneFloor	2	2.0	170	\$418,000	\$395,000	\$377,500	95.57%	\$388,700	0.97
4	32 E Harrison Place	Colonial	3	2.0	28	\$419,995	\$419,995	\$415,000	98.81%	\$363,400	1.14
5	462 S Livingston Avenue	Colonial	3	1.0	119	\$482,000	\$438,000	\$420,000	95.89%	\$374,700	1.12
6	146 Madison Court	Colonial	3	2.0	141	\$499,000	\$480,000	\$445,000	92.71%	\$406,700	1.09
7	35 Burnett Hill Road	Tudor	4	2.0	14	\$450,000	\$450,000	\$470,000	104.44%	\$431,900	1.09
8	6 Countryside Drive	Split Level	3	2.0	16	\$499,000	\$499,000	\$499,000	100.00%	\$487,000	1.02
9	21 Sterling Drive	Colonial	3	2.0	21	\$525,000	\$499,000	\$499,000	100.00%	\$363,200	1.37
10	13 Winchester Road	Colonial	3	2.0	8	\$499,000	\$499,000	\$505,000	101.20%	\$442,800	1.14
11	25 Woodland Terrace	Colonial	4	3.1	77	\$659,900	\$549,900	\$510,000	92.74%	\$364,700	1.40
12	16 Cliffside Drive	FixrUppr	3	2.1	0	\$545,000	\$545,000	\$545,000	100.00%	\$509,300	1.07
13	41 Longhacre Drive	Bi-Level	4	2.1	16	\$608,800	\$608,800	\$612,000	100.53%	\$505,800	1.21
14	46 Sycaemore Avenue	Split Level	4	5.0	98	\$749,000	\$749,000	\$685,000	91.46%	\$778,700	0.88
15	2 Ventnor Place	Custom	8	7.2	161	\$1,050,000	\$799,000	\$790,000	98.87%	\$2,281,600	0.35
16	4 Coventry Road	Split Level	3	3.0	41	\$895,000	\$875,000	\$825,000	94.29%	\$859,700	0.96
17	20 Elmwood Drive	Colonial	5	3.0	40	\$899,000	\$899,000	\$899,000	100.00%	\$716,100	1.26
18	19 Cobblewood Road	Ranch	5	4.0	59	\$990,000	\$960,000	\$940,000	97.92%	\$749,000	1.26
19	39 Melrose Drive	Colonial	5	3.0	22	\$949,999	\$949,999	\$955,000	100.53%		
20	33 Brookside Avenue	Colonial	4	4.1	25	\$1,049,000	\$1,049,000	\$999,999	95.33%		
21	3 Lockhern Drive	Custom	5	4.3	167	\$1,995,000	\$1,550,000	\$1,500,000	96.77%	\$1,399,900	1.07
22	7 Windsor Drive	Colonial	5	5.1	28	\$1,595,000	\$1,595,000	\$1,595,000	100.00%	\$1,367,100	1.17
AVERAGE					65	\$753,159	\$706,432	\$689,161	97.36%		1.07

"ACTIVE" Listings in Livingston

Number of Units: **109**
 Average List Price: **\$908,013**
 Average Days on Market: **82**

"UNDER CONTRACT" Listings in Livingston

Number of Units: **41**
 Average List Price: **\$918,234**
 Average Days on Market: **72**

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	65		37
List Price	\$686,570	\$620,043	\$715,681	\$745,484	\$707,632	\$808,453	\$732,525	\$732,626	\$722,781	\$716,212	\$706,432		\$727,068
Sales Price	\$656,506	\$609,810	\$724,813	\$742,565	\$710,348	\$797,738	\$727,705	\$716,136	\$728,759	\$696,481	\$689,161		\$718,224
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%	97.36%		99.49%
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	1.07		1.15
# Units Sold	27	21	16	31	31	48	64	42	31	32	22		365
Active Listings	83	100	87	116	129	141	145	126	128	127	109		117
Under Contracts	43	52	77	79	96	94	57	54	51	48	41		63

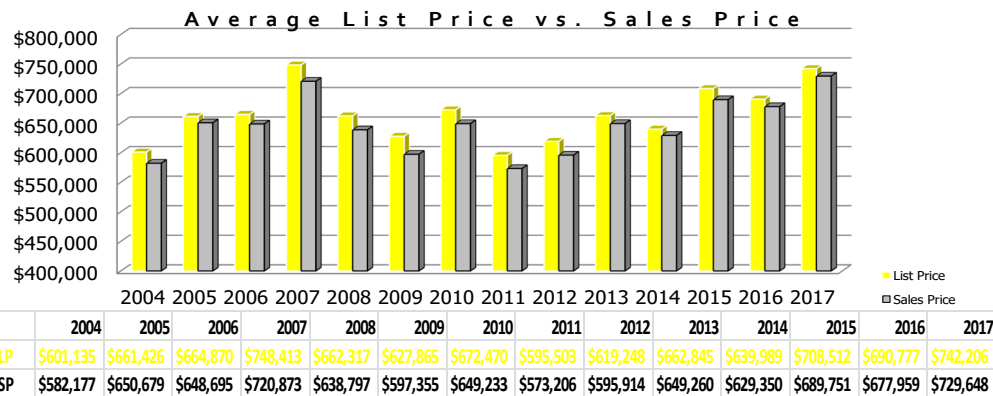
Flashback! YTD 2017 vs YTD 2018

YTD	2017	2018	% Change
Days on Market	45	37	-16.70%
Sales Price	\$719,931	\$718,224	-0.24%
Sales Price to Assessed Value	1.148	1.154	0.58%

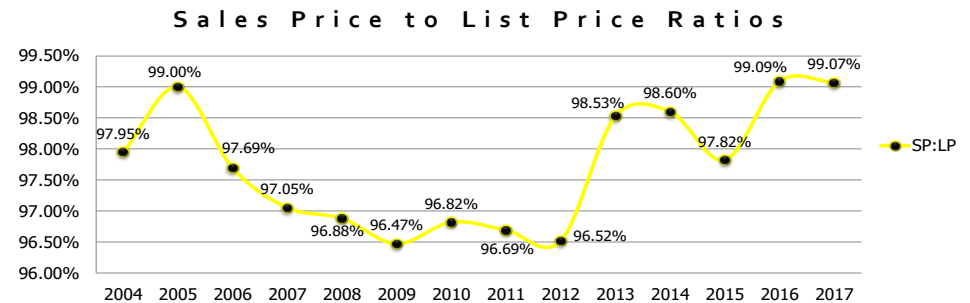
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YTD	2017	2018	% Change
# Units Sold	384	365	-4.95%
Active Listings	88	109	23.86%
Under Contracts	57	41	-28.07%

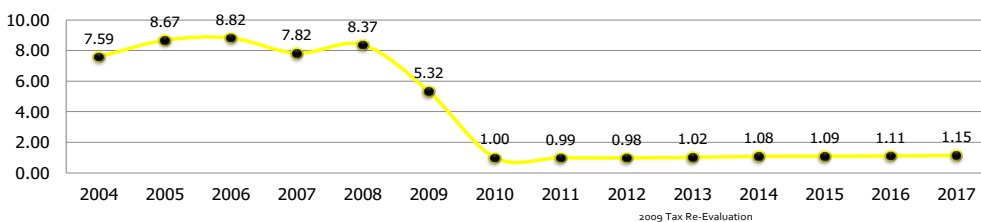
Livingston Yearly Market Trends



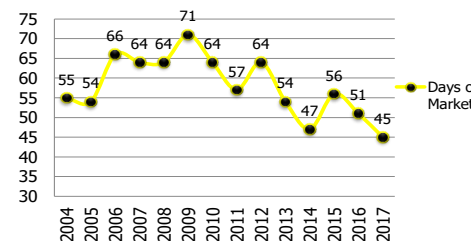
Livingston Yearly Market Trends



Sales Price to Assessed Value Ratio



Average Days on Market



Number of Units Sold

