

Livingston

April 2019 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	12 N Ashby Avenue	Ranch	3	2.0	15	\$350,000	\$350,000	\$345,000	98.57%	\$344,300	1.00
2	62 Melrose Drive	Ranch	3	2.0	14	\$459,000	\$459,000	\$420,000	91.50%	\$412,300	1.02
3	18 Elmwood Drive	CapeCod	3	1.0	31	\$349,000	\$349,000	\$420,500	120.49%	\$376,000	1.12
4	344 E Cedar Street	Colonial	3	2.0	64	\$439,900	\$439,900	\$430,000	97.75%	\$409,300	1.05
5	23 Concord Drive	Colonial	3	1.0	8	\$439,000	\$439,000	\$437,000	99.54%	\$378,200	1.16
6	82 Fellswood Drive	Custom	3	2.0	216	\$489,900	\$445,000	\$440,000	98.88%	\$399,400	1.10
7	57 Brookside Avenue	Colonial	3	1.1	175	\$460,000	\$460,000	\$440,000	95.65%	\$444,900	0.99
8	123 Walnut Street	Bi-Level	4	2.1	154	\$500,000	\$479,000	\$450,000	93.95%	\$378,900	1.19
9	66 Elmwood Drive	Ranch	3	2.0	10	\$459,000	\$459,000	\$460,000	100.22%	\$417,900	1.10
10	6 Spalding Drive	Ranch	3	1.0	71	\$500,000	\$489,900	\$470,000	95.94%	\$378,800	1.24
11	21 Wynnewood Road	CapeCod	4	2.0	9	\$459,000	\$459,000	\$470,000	102.40%	\$466,600	1.01
12	27 Springbrook Road	Bi-Level	4	2.0	177	\$599,000	\$499,000	\$485,000	97.19%	\$521,400	0.93
13	317 Regal Boulevard	TwndUn	2	2.1	49	\$539,000	\$499,900	\$499,900	100.00%	\$444,200	1.13
14	21 Audobon Road	Split Level	3	2.0	10	\$525,000	\$524,900	\$519,900	99.05%	\$434,000	1.20
15	31 E McClellan Avenue	Split Level	3	2.1	42	\$559,900	\$559,900	\$529,900	94.64%	\$467,000	1.13
16	29 Brandon Avenue	Bi-Level	5	3.0	9	\$539,000	\$539,000	\$539,000	100.00%	\$464,100	1.16
17	34 Rumson Road	Bi-Level	4	2.1	11	\$565,000	\$565,000	\$544,000	96.28%	\$596,300	0.91
18	406 Turlington Court	TwndUn	3	2.1	145	\$599,000	\$569,000	\$545,000	95.78%	\$495,800	1.10
19	705 Kensington Lane	TwndUn	3	2.1	157	\$585,000	\$573,000	\$555,000	96.86%	\$472,000	1.18
20	4408 Pointe Gate Drive	OneFloor	2	2.1	156	\$579,000	\$579,000	\$555,000	95.85%	\$470,200	1.18
21	39 Heron Road	Split Level	4	3.1	140	\$669,999	\$654,999	\$615,000	93.89%	\$637,400	0.96
22	2 Splitrock Road	Split Level	3	2.1	149	\$729,000	\$669,000	\$630,000	94.17%	\$619,900	1.02
23	267 S Orange Avenue	Ranch	5	4.0	130	\$679,000	\$679,000	\$630,000	92.78%	\$712,700	0.88
24	28 Hickory Place	Bi-Level	4	2.1	14	\$642,000	\$642,000	\$642,000	100.00%	\$560,100	1.15
25	5 Oskar Court	TwndUn	3	2.1	22	\$659,000	\$659,000	\$645,000	97.88%	\$593,000	1.09

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Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
26	90 Winged Foot Drive	TwnIntUn	3	3.1	43	\$685,000	\$665,000	\$665,000	100.00%	\$599,700	1.11
27	69 Sykes Avenue	Split Level	4	3.1	112	\$777,000	\$759,000	\$742,000	97.76%		
28	86 Winged Foot Drive	TwnEndUn	3	3.1	18	\$750,000	\$750,000	\$750,000	100.00%	\$673,500	1.11
29	307 Hillside Avenue	Colonial	4	3.0	12	\$829,000	\$829,000	\$829,000	100.00%	\$635,300	1.30
30	187 E Mc Clellan Avenue	Colonial	5	3.1	12	\$799,000	\$799,000	\$842,000	105.38%	\$644,300	1.31
31	17 Monmouth Court	Colonial	6	4.1	21	\$999,900	\$999,900	\$985,000	98.51%		
32	26 Morningside Drive	Custom	5	5.1	152	\$1,470,000	\$1,450,000	\$1,315,000	90.69%	\$1,492,700	0.88
33	2 Sunshie Lane	Colonial	4	4.1	5	\$1,475,000	\$1,475,000	\$1,475,000	100.00%	\$1,533,700	0.96
34	3 Rockhill Drive	Colonial	5	4.1	140	\$1,499,000	\$1,499,000	\$1,499,000	100.00%		
35	46 Westmount Drive	Colonial	6	6.1	118	\$1,729,000	\$1,729,000	\$1,700,000	98.32%		
AVERAGE					75	\$696,760	\$685,611	\$671,977	98.28%		1.09

"Active" Listings in Livingston

Number of Units: 146
 Average List Price: \$974,094
 Average Days on Market: 58

"Under Contract" Listings in Livingston

Number of Units: 85
 Average List Price: \$865,868
 Average Days on Market: 47

Livingston 2019 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	57	53	53	75									62
List Price	\$653,756	\$696,692	\$608,516	\$685,611									\$659,428
Sales Price	\$639,000	\$685,792	\$598,332	\$671,977									\$646,943
SP:LP%	98.10%	97.93%	98.10%	98.28%									98.15%
SP to AV	1.07	1.09	1.15	1.09									1.10
# Units Sold	16	12	25	35									88
3 Mo Rate of Ab	4.73	6.35	6.93	5.39									5.85
Active Listings	104	116	134	146									125
Under Contracts	41	54	68	85									62

Flashback! YTD 2018 vs YTD 2019

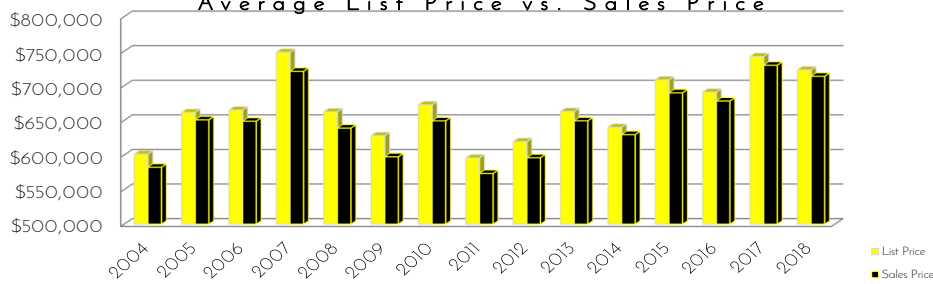
YTD	2018	2019	% Change
DOM	40	62	53.74%
Sales Price	\$685,770	\$646,943	-5.66%
LP:SP	99.15%	98.15%	-1.01%
SP:AV	1.16	1.10	-4.82%



YTD	2018	2019	% Change
# Units Sold	95	88	-7.37%
Rate of Ab 3 Mo	4.86	5.39	10.91%
Actives	116	146	25.86%
Under Contracts	79	85	7.59%

Livingston Yearly Market Trends

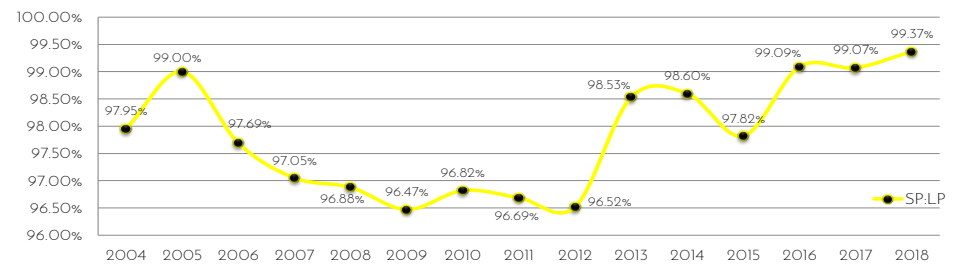
Average List Price vs. Sales Price



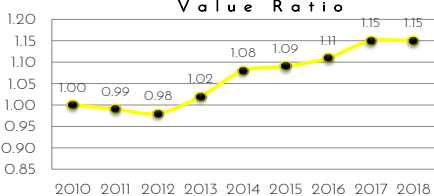
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
LP	\$601,135	\$661,426	\$664,870	\$748,413	\$662,317	\$627,865	\$672,470	\$595,503	\$619,248	\$662,845	\$639,989	\$708,512	\$690,777	\$742,206	\$722,917
SP	\$582,177	\$650,679	\$648,695	\$720,873	\$638,797	\$597,355	\$649,233	\$573,206	\$595,914	\$649,260	\$629,350	\$689,751	\$677,959	\$729,648	\$713,672

Livingston Yearly Market Trends

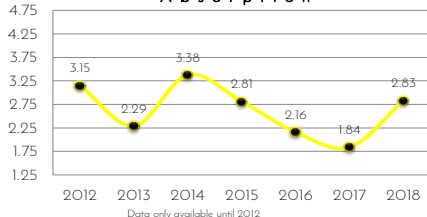
Sales Price to List Price Ratios



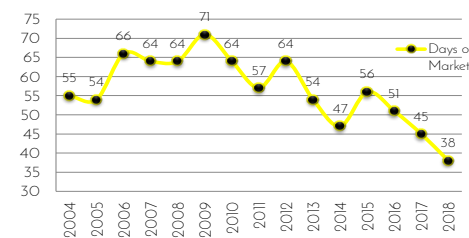
Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



Average Days on Market



Number of Units Sold

