

Livingston

June 2019 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	3410 Pointe Gate Drive	OneFloor	2	2.0	9	\$349,000	\$349,000	\$330,000	94.56%	\$388,700	0.85
2	28 Filmore Avenue	Colonial	2	1.1	185	\$398,000	\$379,800	\$370,000	97.42%	\$279,000	1.33
3	63 Virginia Avenue	CapeCod	3	1.0	9	\$379,000	\$379,000	\$391,000	103.17%	\$345,000	1.13
4	180 N Livingston Avenue	Colonial	3	1.1	58	\$399,000	\$399,000	\$399,000	100.00%	\$340,400	1.17
5	119 Meadowbrook Road	Colonial	3	1.1	28	\$429,000	\$429,000	\$431,000	100.47%	\$412,600	1.04
6	61 W Cedar Street	Split Level	3	1.1	22	\$459,000	\$459,000	\$454,000	98.91%	\$362,500	1.25
7	420 Kensington Lane	TwnEndUn	2	2.0	20	\$475,000	\$475,000	\$465,000	97.89%	\$398,300	1.17
8	2 Bellcourt Place	TwnEndUn	3	3.2	19	\$549,790	\$549,790	\$470,000	85.49%	\$703,800	0.67
9	28 Royal Avenue	Colonial	3	1.1	10	\$445,000	\$445,000	\$473,000	106.29%	\$412,900	1.15
10	27 Linclon Avenue	Bungalow	4	2.0	160	\$479,000	\$479,000	\$475,000	99.16%	\$376,600	1.26
11	17 N Ridge Road	Split Level	3	1.1	12	\$469,000	\$469,000	\$480,000	102.35%	\$413,500	1.16
12	30 Sherbrooke Parkway	Colonial	3	1.1	11	\$499,000	\$499,000	\$485,000	97.19%	\$444,000	1.09
13	208 Beaufort Avenue	Split Level	3	2.1	16	\$425,000	\$425,000	\$525,000	123.53%	\$552,200	0.95
14	3102 Pointe Gate Drive	FirstFlr	2	2.1	85	\$545,000	\$545,000	\$530,000	97.25%	\$443,400	1.20
15	212 Edmonton Court	TwnIntUn	3	2.1	16	\$569,000	\$569,000	\$547,500	96.22%	\$479,800	1.14
16	72 Sykes Avenue	Split Level	3	2.1	16	\$559,900	\$559,900	\$559,900	100.00%	\$478,000	1.17
17	71 Mounthaven Drive	Colonial	3	2.1	27	\$565,000	\$565,000	\$565,000	100.00%	\$431,300	1.31
18	14 Ashwood Drive	Bi-Level	4	2.0	7	\$545,000	\$545,000	\$565,000	103.67%	\$451,200	1.25
19	33 Cobblewood Road	Split Level	5	2.0	9	\$599,000	\$599,000	\$585,000	97.66%	\$452,800	1.29
20	4 Oakmont Court	TwnIntUn	3	2.1	27	\$649,000	\$635,000	\$630,000	99.21%	\$576,900	1.09
21	22 Mt Pleasant Parkway	Colonial	4	3.1	40	\$648,000	\$648,000	\$632,000	97.53%		
22	8 Tarlton Drive	Split Level	4	2.1	10	\$639,000	\$639,900	\$636,000	99.39%	\$544,100	1.17
23	215 Hillsdale Avenue	Colonial	4	2.1	29	\$688,000	\$688,000	\$640,000	93.02%	\$677,700	0.94
24	107 N Ashby Avenue	Split Level	4	2.1	23	\$670,000	\$670,000	\$645,000	96.27%	\$512,600	1.26
25	8 Winged Foot Drive	TwnIntUn	3	3.1	111	\$695,000	\$659,990	\$660,000	100.00%	\$601,800	1.10

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26	97 Winged Foot Drive	TwnIntUn	3	3.1	18	\$700,000	\$700,000	\$685,000	97.86%	\$639,200	1.07
27	43 Shrewsbury Drive	Colonial	4	4.1	36	\$775,000	\$699,000	\$690,000	98.71%	\$643,900	1.07
28	8 Boynton Drive	Split Level	4	2.1	9	\$675,000	\$675,000	\$705,000	104.44%	\$529,400	1.33
29	11 Winged Foot Drive	TwnEndUn	3	2.1	1	\$719,000	\$719,000	\$722,500	100.49%	\$646,600	1.12
30	21 Kearney Terrace	Colonial	4	2.1	14	\$725,000	\$725,000	\$726,000	100.14%	\$684,500	1.06
31	66 Falcon Road	Split Level	4	2.1	10	\$729,000	\$729,000	\$755,000	103.57%	\$504,600	1.50
32	70 Martin Road	Colonial	5	2.2	9	\$749,000	\$749,000	\$780,000	104.14%	\$653,000	1.19
33	10 Sycamore Avenue	Colonial	4	3.0	40	\$875,000	\$875,000	\$840,000	96.00%		
34	94 W Cedar Street	Colonial	4	3.2	40	\$899,900	\$874,900	\$855,000	97.73%		
35	4 Tremont Terrace	Colonial	4	2.1	7	\$865,000	\$865,000	\$900,000	104.05%	\$746,800	1.21
36	37 Aspen Drive	Contemp	5	5.1	12	\$1,049,000	\$1,049,000	\$970,000	92.47%	\$955,600	1.02
37	159 Sycamore Avenue	Colonial	5	3.2	0	\$1,299,000	\$1,299,000	\$1,210,000	93.15%		
38	15 Locust Place	Colonial	5	5.1	0	\$1,399,000	\$1,399,000	\$1,315,000	94.00%		
39	21 Chelsea Drive	Ranch	5	3.1	57	\$1,649,000	\$1,595,000	\$1,420,000	89.03%	\$1,227,000	1.16
40	25 Ross Road	RanchExp	5	4.1	6	\$1,499,900	\$1,499,900	\$1,495,000	99.67%	\$1,305,200	1.15
41	15 Lafayette Drive	Colonial	7	6.1	134	\$2,199,000	\$1,999,999	\$1,625,000	81.25%	\$1,799,000	0.90
42	22 Ross Road	Custom	7	4.2	69	\$1,795,000	\$1,795,000	\$1,675,000	93.31%	\$1,657,800	1.01
43	19 Sunshine Lane	Colonial	6	6.1	50	\$2,849,000	\$2,849,000	\$2,600,000	91.26%	\$2,100,000	1.24
AVERAGE					34	\$804,128	\$794,353	\$765,393	98.32%		1.14

"Active" Listings in Livingston

Number of Units: 138
 Average List Price: \$970,270
 Average Days on Market: 71

"Under Contract" Listings in Livingston

Number of Units: 96
 Average List Price: \$836,719
 Average Days on Market: 44

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	42	34							51
List Price	\$653,756	\$696,692	\$608,516	\$685,611	\$728,305	\$794,353							\$708,783
Sales Price	\$639,000	\$685,792	\$598,332	\$671,977	\$713,176	\$765,393							\$691,460
SP:LP%	98.10%	97.93%	98.10%	98.28%	97.85%	98.32%							98.13%
SP to AV	1.07	1.09	1.15	1.09	1.07	1.14							1.10
# Units Sold	16	12	25	35	34	43							165
3 Mo Rate of Ab	4.73	6.35	6.93	5.39	5.28	3.87							5.43
Active Listings	104	116	134	146	159	138							133
Under Contracts	41	54	68	85	95	96							73

Flashback! YTD 2018 vs YTD 2019

YTD	2018	2019	% Change
DOM	37	51	36.18%
Sales Price	\$721,037	\$691,460	-4.10%
LP:SP	99.61%	98.13%	-1.48%
SP:AV	1.16	1.10	-5.03%



YTD	2018	2019	% Change
# Units Sold	174	165	-5.17%
Rate of Ab 3 Mo	3.69	3.87	4.88%
Actives	141	138	-2.13%
Under Contracts	94	96	2.13%

Livingston Yearly Market Trends

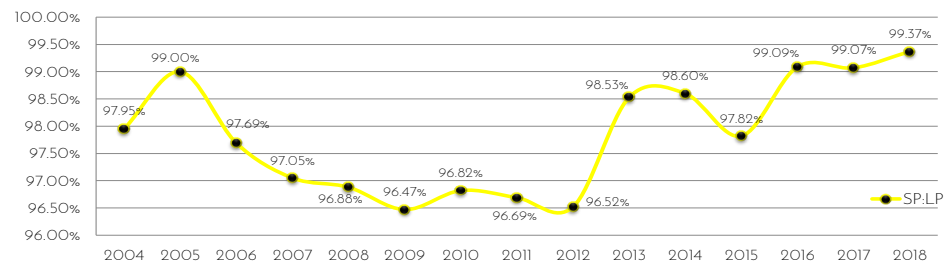
Average List Price vs. Sales Price



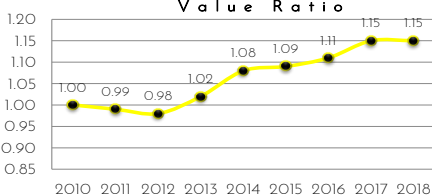
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
LP	\$601,135	\$661,426	\$664,870	\$748,413	\$662,317	\$627,865	\$672,470	\$595,503	\$619,248	\$662,845	\$639,989	\$708,512	\$690,777	\$742,206	\$722,917
SP	\$582,177	\$650,679	\$648,695	\$720,873	\$638,797	\$597,355	\$649,233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

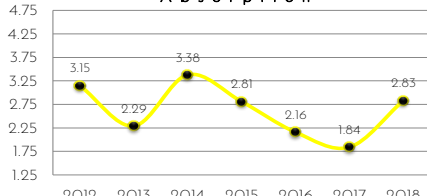


Sales Price to Assessed Value Ratio



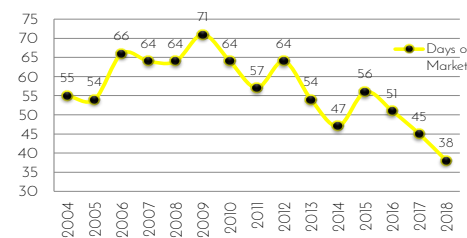
2009 Tax Re-Evaluation

12 Month Rate of Absorption



Data only available until 2012

Average Days on Market



Number of Units Sold

