

Livingston

July 2019 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	28 E Harrison Place	Colonial	2	1.0	10	\$389,000	\$389,000	\$391,000	100.51%	\$338,000	1.16
2	21 Virginia Avenue	Colonial	3	1.0	12	\$419,000	\$419,000	\$420,000	100.24%	\$357,100	1.18
3	321 E Mt Pleasant Avenue	Colonial	3	1.1	13	\$425,000	\$425,000	\$440,000	103.53%	\$309,000	1.42
4	3 Emerson Drive	Split Level	3	1.1	12	\$449,000	\$449,000	\$449,000	100.00%	\$385,200	1.17
5	2 Roosevelt Terrace	Split Level	3	2.0	14	\$459,000	\$459,000	\$465,000	101.31%	\$403,200	1.15
6	64 W Cedar Street	Split Level	3	1.1	1	\$465,000	\$465,000	\$465,000	100.00%	\$406,900	1.14
7	13 Taft Court	Split Level	3	1.1	16	\$489,000	\$489,000	\$486,000	99.39%	\$416,600	1.17
8	22 Belmont Drive	Split Level	4	1.1	94	\$539,000	\$519,000	\$520,000	100.19%	\$409,300	1.27
9	3112 Pointe Gate Drive	TwnIntUn	2	2.1	18	\$539,000	\$539,000	\$525,000	97.40%	\$443,400	1.18
10	6 N Ridge Road	Split Level	3	2.0	38	\$559,000	\$559,000	\$530,000	94.81%	\$440,400	1.20
11	208 Turlington Court	TwnIntUn	3	2.1	26	\$545,000	\$545,000	\$535,000	98.17%	\$479,800	1.12
12	4 Wildwood Avenue	Colonial	4	3.1	79	\$655,500	\$574,900	\$560,000	97.41%	\$531,500	1.05
13	23 Amelia Avenue	Colonial	4	2.0	33	\$569,000	\$569,000	\$565,000	99.30%	\$447,800	1.26
14	73 N Mitchell Avenue	Split Level	3	2.1	105	\$640,000	\$599,000	\$580,000	96.83%	\$478,400	1.21
15	74 Ridge Drive	Colonial	4	2.1	79	\$625,000	\$625,000	\$590,000	94.40%	\$654,900	0.90
16	88 Palmer Drive	Colonial	3	2.0	61	\$609,426	\$599,000	\$592,500	98.91%	\$444,400	1.33
17	58 West Drive	Bi-Level	4	2.1	12	\$599,000	\$599,000	\$618,000	103.17%	\$546,000	1.13
18	45 Cobblewood Road	Split Level	4	2.1	24	\$656,000	\$645,000	\$622,000	96.43%	\$467,300	1.33
19	25 Orchard Lane	Split Level	4	4.0	13	\$625,000	\$625,000	\$635,000	101.60%	\$550,600	1.15
20	28 Wellington Road	Colonial	5	3.0	14	\$600,000	\$600,000	\$641,000	106.83%	\$562,800	1.14
21	12 Hampton Terrace	Split Level	3	2.1	12	\$609,900	\$609,900	\$641,000	105.10%	\$484,700	1.32
22	11 Belvedere Drive	Split Level	4	2.1	8	\$639,900	\$639,900	\$651,000	101.73%	\$678,200	0.96
23	34 Pebble Beach Drive	TwnIntUn	3	3.1	46	\$659,900	\$659,900	\$655,000	99.26%	\$599,700	1.09
24	19 Tanlgewood Drive	Split Level	5	2.1	9	\$625,000	\$625,000	\$655,000	104.80%	\$650,700	1.01
25	68 Trocha Avenue	Bi-Level	5	3.0	24	\$699,000	\$699,000	\$668,000	95.57%	\$482,500	1.38

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26	2 Gable Walk	TwnEndUn	4	3.2	10	\$714,000	\$714,000	\$700,000	98.04%	\$761,900	0.92
27	12 Wildwood Avenue	Colonial	4	3.1	44	\$775,000	\$775,000	\$755,000	97.42%	\$563,100	1.34
28	77 Edgemere Road	Colonial	4	5.0	53	\$815,000	\$815,000	\$815,000	100.00%	\$550,000	1.48
29	29 Billingsley Drive	Split Level	4	2.1	19	\$829,000	\$829,000	\$839,000	101.21%	\$616,200	1.36
30	40 Manor Road	Colonial	5	3.0	36	\$899,000	\$899,000	\$880,000	97.89%		
31	73 Fellswood Drive	Colonial	4	3.0	63	\$929,000	\$929,000	\$930,000	100.11%	\$830,800	1.12
32	30 Charles Street	Colonial	4	3.0	8	\$949,000	\$949,000	\$947,500	99.84%	\$377,000	2.51
33	63 E Cedar Street	Colonial	4	3.0	32	\$1,100,000	\$1,049,000	\$999,000	95.23%	\$638,000	1.57
34	11 Birch Tree Lane	Custom	5	4.1	9	\$989,900	\$989,900	\$999,000	100.92%		
35	68 Martin Road	Colonial	5	5.1	49	\$1,128,000	\$1,049,000	\$1,045,000	99.62%	\$999,999	1.05
36	98 Shrewsbury Drive	Colonial	6	5.1	41	\$1,100,000	\$1,100,000	\$1,080,000	98.18%	\$1,143,100	0.94
37	49 Cornell Drive	Custom	4	2.1	27	\$1,125,000	\$1,125,000	\$1,090,000	96.89%	\$791,700	1.38
38	19 Fordham Road	Custom	5	6.1	76	\$1,295,000	\$1,295,000	\$1,100,000	84.94%	\$1,300,000	0.85
39	10 Countryside Drive	Colonial	4	4.1	16	\$1,125,000	\$1,125,000	\$1,100,000	97.78%		
40	191 Walnut Street	Custom	6	3.1	18	\$1,300,000	\$1,300,000	\$1,260,000	96.92%	\$846,100	1.49
41	16 Goodhart Drive	Custom	7	4.1	98	\$1,590,000	\$1,450,000	\$1,370,000	94.48%	\$1,445,200	0.95
AVERAGE					33	\$750,062	\$739,500	\$727,049	98.94%		1.22

"Active" Listings in Livingston

Number of Units: 144
 Average List Price: \$986,807
 Average Days on Market: 81

"Under Contract" Listings in Livingston

Number of Units: 78
 Average List Price: \$795,578
 Average Days on Market: 54

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	33						47
List Price	\$653,756	\$696,692	\$608,516	\$685,611	\$728,305	\$794,353	\$739,500						\$714,897
Sales Price	\$639,000	\$685,792	\$598,332	\$671,977	\$713,176	\$765,393	\$727,049						\$698,543
SP:LP%	98.10%	97.93%	98.10%	98.28%	97.85%	98.32%	98.94%						98.29%
SP to AV	1.07	1.09	1.15	1.09	1.07	1.14	1.22						1.13
# Units Sold	16	12	25	35	34	43	41						206
3 Mo Rate of Ab	4.73	6.35	6.93	5.39	5.28	3.87	3.83						5.20
Active Listings	104	116	134	146	159	138	144						134
Under Contracts	41	54	68	85	95	96	78						74

Flashback! YTD 2018 vs YTD 2019

YTD	2018	2019	% Change
DOM	36	47	31.85%
Sales Price	\$722,830	\$698,543	-3.36%
LP:SP	99.57%	98.29%	-1.28%
SP:AV	1.17	1.13	-3.47%



YTD	2018	2019	% Change
# Units Sold	238	206	-13.45%
Rate of Ab 3 Mo	3.19	3.83	20.06%
Actives	145	144	-0.69%
Under Contracts	57	78	36.84%

Livingston Yearly Market Trends

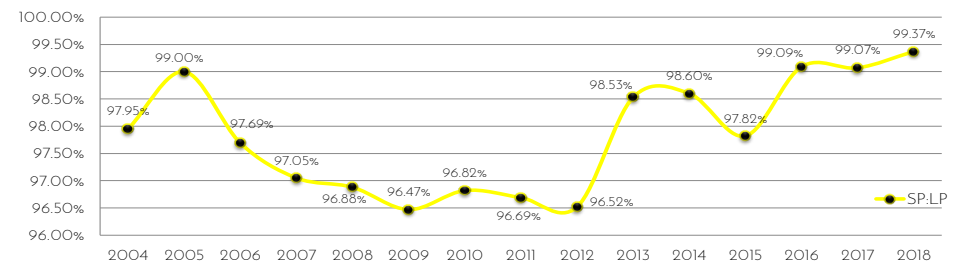
Average List Price vs. Sales Price



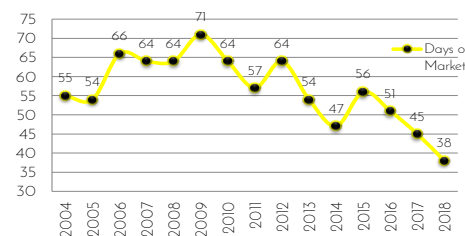
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
LP	\$601,135	\$661,426	\$664,870	\$748,413	\$662,317	\$627,865	\$672,470	\$595,503	\$619,248	\$662,845	\$639,989	\$708,512	\$690,777	\$742,206	\$722,917
SP	\$582,177	\$650,679	\$648,695	\$720,873	\$638,797	\$597,355	\$649,233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

Livingston Yearly Market Trends

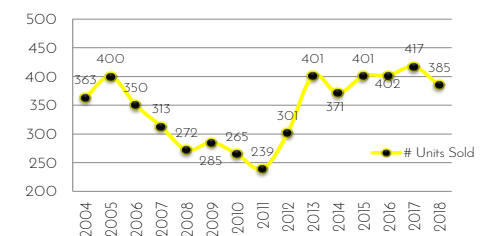
Sales Price to List Price Ratios



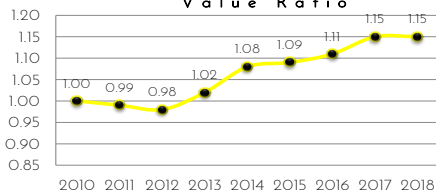
Average Days on Market



Number of Units Sold



Sales Price to Assessed Value Ratio



12 Month Rate of Absorption

