

# L i v i n g s t o n

M a y 2 0 1 7 M a r k e t S n a p s h o t

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	74 Old Road	Colonial	4	1.1	62	\$350,000	\$350,000	\$310,000	88.57%	\$371,700	0.83
2	23 Symington Avenue	Colonial	2	1.0	1	\$388,000	\$388,000	\$388,000	100.00%	\$405,900	0.96
3	42 Wingate Drive	Colonial	4	4.0	97	\$300,000	\$300,000	\$397,950	132.65%	\$607,800	0.65
4	46 Amelia Avenue	Split Level	3	1.1	0	\$400,000	\$400,000	\$400,000	100.00%	\$415,100	0.96
5	11 Oxford Drive	Ranch	4	2.1	45	\$450,000	\$450,000	\$420,000	93.33%	\$516,700	0.81
6	5 Riker Hill Road	Split Level	4	1.1	19	\$509,000	\$509,000	\$500,000	98.23%	\$425,000	1.18
7	45 Walnut Street	RanchExp	4	2.1	24	\$525,000	\$525,000	\$525,000	100.00%	\$461,200	1.14
8	12 Montgomery Road	Colonial	3	1.1	14	\$525,000	\$525,000	\$535,000	101.90%	\$451,100	1.19
9	33 Irving Avenue	RanchExp	4	2.1	11	\$539,000	\$539,000	\$539,000	100.00%	\$422,000	1.28
10	515 Kensington Lane	TwnEndUn	3	2.1	39	\$576,500	\$555,000	\$545,000	98.20%	\$495,800	1.10
11	31 Belmont Drive	Split Level	4	2.1	1	\$525,000	\$525,000	\$545,992	104.00%	\$436,600	1.25
12	109 Regal Boulevard	MultiFlr	3	2.1	24	\$565,000	\$565,000	\$563,000	99.65%	\$479,800	1.17
13	32 Cobblewood Road	Split Level	4	3.0	20	\$550,000	\$550,000	\$570,000	103.64%	\$465,500	1.22
14	470 S Livingston Avenue	Colonial	3	2.1	85	\$649,000	\$589,000	\$575,000	97.62%	\$343,900	1.67
15	9 Elkin Drive	Ranch	3	2.0	16	\$550,000	\$550,000	\$585,000	106.36%	\$475,300	1.23
16	9 Hampton Terrace	Split Level	3	2.0	7	\$565,000	\$565,000	\$590,000	104.42%	\$476,400	1.24
17	38 Brandon Avenue	Split Level	3	2.1	14	\$570,000	\$570,000	\$590,000	103.51%	\$485,500	1.22
18	59 Ashwood Drive	RanchExp	4	3.0	4	\$619,000	\$619,000	\$615,000	99.35%	\$469,500	1.31
19	70 Winged Foot Drive	TwnIntUn	2	3.1	17	\$659,900	\$659,900	\$645,000	97.74%	\$530,100	1.22
20	4 Deal Lane	Split Level	4	2.1	8	\$599,000	\$599,000	\$645,000	107.68%	\$595,700	1.08
21	12 Audobon Road	Split Level	4	4.0	9	\$670,000	\$670,000	\$670,000	100.00%	\$446,400	1.50
22	65 Falcon Road	Split Level	4	2.1	17	\$619,000	\$619,000	\$678,017	109.53%	\$505,000	1.34
23	43 Bear Brook Lane	Bi-Level	5	3.1	15	\$699,000	\$699,000	\$688,000	98.43%	\$615,000	1.12
24	46 Elmwood Drive	Colonial	4	4.0	68	\$699,000	\$699,000	\$700,000	100.14%	\$390,600	1.79
25	89 Winged Foot Drive	TwnIntUn	3	3.1	14	\$719,000	\$719,000	\$719,000	100.00%	\$637,300	1.13

# Livingston

May 2017 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
26	21 Coddington Terrace	Colonial	5	3.1	8	\$650,000	\$650,000	\$726,000	111.69%	\$715,200	1.02
27	7 Hearthstone Terrace	RanchRas	4	2.2	7	\$799,000	\$799,000	\$800,000	100.13%	\$728,000	1.10
28	50 Elmwood Drive	Colonial	4	3.0	41	\$849,000	\$849,000	\$849,000	100.00%		
29	35 Pebble Beach Drive	TwnEndUn	4	3.1	9	\$889,000	\$889,000	\$850,000	95.61%	\$681,900	1.25
30	5 Hastings Lane	Colonial	4	3.2	84	\$1,200,000	\$975,000	\$875,000	89.74%	\$785,000	1.11
31	22 Force Hill Road	Colonial	4	4.0	75	\$929,000	\$929,000	\$936,000	100.75%		
32	5 Dorothy Avenue	Split Level	5	4.1	7	\$975,000	\$975,000	\$999,000	102.46%		
33	15 Hemlock Road	Colonial	6	4.1	66	\$1,199,000	\$1,150,000	\$1,099,999	95.65%	\$900,000	1.22
34	1 Vanderbilt Drive	RanchExp	5	4.1	134	\$1,275,000	\$1,199,000	\$1,150,000	95.91%	\$989,000	1.16
35	21 Camelot Drive	Colonial	7	6.1	44	\$1,949,000	\$1,949,000	\$1,838,000	94.30%		
36	5 Ross Road	Colonial	6	4.2	92	\$1,799,999	\$1,799,999	\$1,910,000	106.11%		
AVERAGE					33	\$731,511	\$719,525	\$721,443	101.04%		1.18

## "ACTIVE" Listings in Livingston

**Number of Units:** 158  
**Average List Price:** \$1,050,612  
**Average Days on Market:** 65

## "UNDER CONTRACT" Listings in Livingston

**Number of Units:** 101  
**Average List Price:** \$737,080  
**Average Days on Market:** 42

# Livingston 2017 Year to Date Market Trends

	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	75	55	55	43	33								49
List Price	\$806,695	\$749,393	\$729,867	\$629,617	\$719,525								\$718,538
Sales Price	\$794,641	\$719,040	\$720,707	\$620,690	\$721,443								\$709,611
Sales Price as a % of List Price	99.07%	98.23%	99.41%	98.85%	101.04%								99.55%
Sales Price to	1.07	1.12	1.13	1.15	1.18								1.14
# Units Sold	20	15	28	29	36								128
Active Listings	83	90	104	131	158								113
Under Contracts	48	57	78	94	101								76

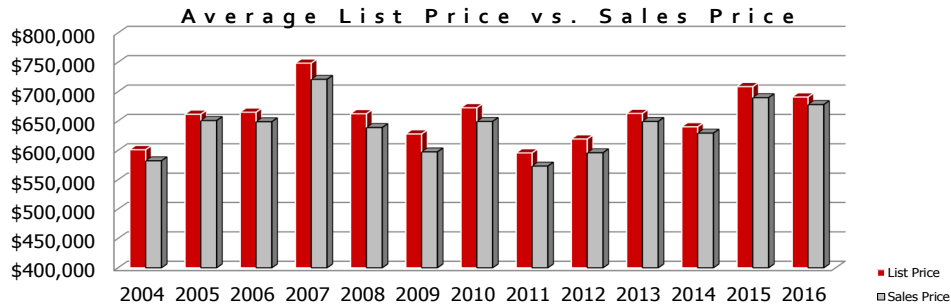
## Flashback! YTD 2016 vs YTD 2017

	2016	2017	% Change
Days on Market	63	49	-21.08%
Sales Price	\$671,624	\$709,611	5.66%
Assessed Value to Sales Price	1.09	1.14	4.98%

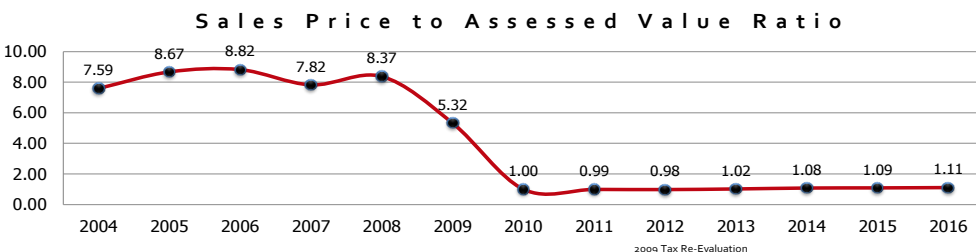


	2016	2017	% Change
# Units Sold	141	128	-9.22%
Active Listings	151	158	4.64%
Under Contracts	105	101	-3.81%

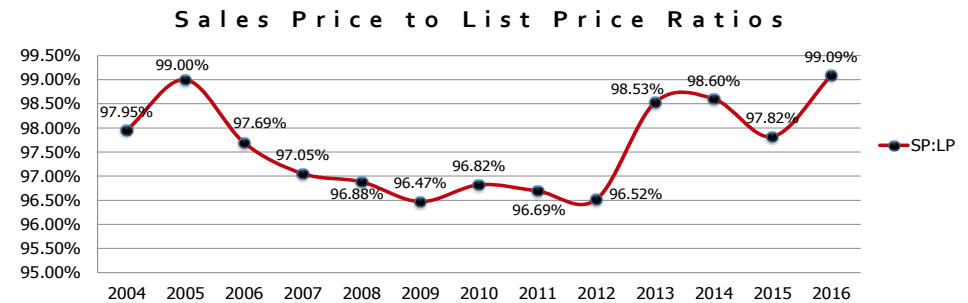
## Livingston Yearly Market Trends



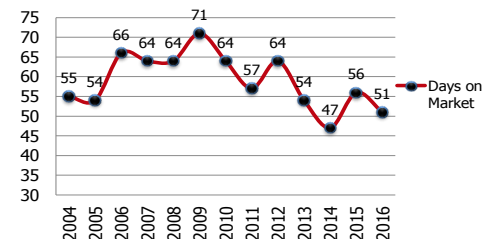
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
LP	\$601,135	\$661,426	\$664,870	\$748,413	\$662,317	\$627,865	\$672,470	\$595,503	\$619,248	\$662,845	\$639,989	\$708,512	\$690,777
SP	\$582,177	\$650,679	\$648,695	\$720,873	\$638,797	\$597,355	\$649,233	\$573,206	\$595,914	\$649,260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



## Livingston Yearly Market Trends



## Average Days on Market



## Number of Units Sold

