

LIVINGSTON

Market Snapshot

SOLD in May 2018

UNITS	ADDRESS	STYLE	BEDRMS	BATHS	DOM	ORIG. LIST PRICE	LIST PRICE	SALES PRICE	SP:LP	TOTAL ASSESSMENT
1	3 Mellon Placer	Colonial	5	4.2	36	\$1,600,000	\$1,600,000	\$1,510,000	94.38%	\$1,437,000
2	23 Coventry Road	Custom	5	5.1	22	\$1,399,000	\$1,399,000	\$1,420,000	101.50%	\$1,020,100
3	23 Cornell Drive	Ranch	5	2.2	22	\$1,299,000	\$1,299,000	\$1,360,000	104.70%	\$975,000
4	32 Mayhew Drive	Ranch	5	5.1	4	\$1,050,000	\$1,050,000	\$1,103,000	105.05%	\$873,900
5	7 Intervale Road	Colonial	5	4.1	10	\$965,000	\$965,000	\$970,000	100.52%	\$855,000
6	192 E. Cedar Street	Colonial	5	3.1	8	\$819,000	\$819,000	\$840,000	102.56%	\$351,200
7	6 Largo Lane	SplitLev	4	3	13	\$778,800	\$778,800	\$800,000	102.72%	\$712,600
8	8 Dorrien Road	SplitLev	3	2.1	179	\$775,000	\$775,000	\$765,000	98.71%	\$636,200
9	217 E. Cedar Street	Custom	4	3	32	\$768,000	\$768,000	\$773,000	100.65%	\$638,200
10	106 Kimball Avenue	Colonial	3	3	3	\$739,000	\$739,000	\$765,000	103.52%	\$545,100
11	13 Amherst Place	Colonial	4	2.1	22	\$725,000	\$725,000	\$700,000	96.55%	\$325,000
12	35 Wingate Drive	SplitLev	4	2.1	63	\$719,000	\$695,000	\$675,000	97.12%	\$602,700
13	17 Browning Drive	SplitLev	4	2.1	38	\$689,000	\$689,000	\$643,500	93.40%	\$542,900
14	81 Edgemere Road	Colonial	5	2.1	14	\$675,000	\$675,000	\$705,000	104.44%	\$562,200
15	9 Page Place	SplitLev	3	2.1	65	\$674,000	\$649,000	\$649,000	100.00%	\$542,700
16	41 Coddington Terrace	RanchRas	4	3	8	\$648,000	\$648,000	\$670,000	103.40%	\$618,900
17	22 Bryant Drive	SplitLev	4	3	22	\$609,800	\$609,800	\$585,000	95.93%	\$449,600
18	410 Kensington Lane	TwnIntUn	3	2.1	0	\$589,000	\$589,000	\$580,000	98.47%	\$479,800
19	7 Garnet Terrace	Bi-Level	4	2	0	\$578,000	\$578,000	\$578,000	100.00%	\$495,900
20	34 Shrewsbury Drive	SplitLev	5	2.1	8	\$550,000	\$550,000	\$550,000	100.00%	\$641,300
21	7 Oakwood Avenue	Colonial	3	2.2	1	\$550,000	\$550,000	\$570,000	103.64%	\$482,500
22	50 Ridge Drive	Colonial	4	2	20	\$539,000	\$539,000	\$545,000	101.11%	\$458,700
23	5 Kinkead Drive	SplitLev	3	1.1	25	\$529,000	\$529,000	\$518,500	98.02%	\$433,800
24	145 E. Northfield Road	Ranch	3	2	22	\$529,000	\$529,000	\$535,000	101.13%	\$425,000
25	159 Sycamore Avenue	Ranch	3	2.1	0	\$500,000	\$500,000	\$500,000	100.00%	\$531,000
26	35 Prospect Road	SplitLev	3	2.1	13	\$499,000	\$499,000	\$550,000	110.22%	\$497,600
27	7 W. Lawn Road	Colonial	3	1.1	13	\$489,000	\$475,000	\$454,300	95.64%	\$409,800
28	23 Lincoln Avenue	Colonial	4	1.1	12	\$450,000	\$450,000	\$476,500	105.89%	\$382,300
29	46 Virginia Avenue	Colonial	4	2	15	\$435,000	\$435,000	\$425,000	97.70%	\$348,100
30	17 Melrose Drive	CapeCod	4	1	0	\$429,999	\$429,999	\$405,000	94.19%	\$382,900
31	36 Burnet Hill Road	CapeCod	3	1.1	38	\$400,000	\$400,000	\$400,000	100.00%	\$348,200

"ACTIVE" Listings in Livingston

as of 05/31/2018

Number of Units: 95
 Average List Price: \$1,093,062
 Average Days on Market: 79

"UNDER CONTRACT" Listings in Livingston

as of 05/31/2018

Number of Units: 75
 Average List Price: \$863,015
 Average Days on Market: 64

Livingston 2018 Year to Date Market Trends

	January	February	March	April	May	June	July	August	September	October	November	December	YTD Avg
# Units Sold	27	21	17	32	31								26
Active Listings	16	25	41	85	40								41
Avg List Price	\$1,578,431	\$1,337,811	\$1,223,166	\$1,030,699	\$841,392								\$1,202,300
Avg Sales Price	\$656,505	\$610,547	\$746,882	\$735,453	\$710,348								\$691,947
Days on Market	45	33	59	32	23								38
Sales Price as % of List Price	41.59%	45.64%	61.06%	71.35%	84.43%								61%
Under Contract	7	12	28	61	45								31

1 YEAR FLASHBACK

01/01/2017-05/31/2017 vs 01/01/2018-05/31/2018

	2017	2018	% Change
# Units Sold	135	128	-5.19%
Avg. Days on Market	50	36	-28.00%
Avg. Sales Price	\$706,723	\$693,745	-1.84%



Livingston Yearly Market Trends

2014 to 2017

	2014	2015	2016	2017
LP	\$639,034	\$711,919	\$693,114	\$732,171
SP	\$628,451	\$693,932	\$680,472	\$719,862
LP to SP Ratio	98.34%	97.47%	98.18%	98.32%

