

LIVINGSTON

Market Snapshot

SOLD in June 2018

UNITS	ADDRESS	STYLE	BEDRMS	BATHS	DOM	ORIG. LIST PRICE	LIST PRICE	SALES PRICE	SP:LP	TOTAL ASSESSMENT
1	22 Trafalgar Drive	Custom	5	6.1	28	\$2,599,000	\$2,599,000	\$2,300,000	88.50%	\$1,950,000
2	37 Rainbow Ridge Drive	Colonial	5	4.2	73	\$1,849,000	\$1,849,000	\$1,800,000	97.35%	\$1,752,500
3	4 Hadrian Drive	Colonial	6	5.1	216	\$1,599,000	\$1,549,000	\$1,500,000	96.84%	\$1,540,600
4	9 Sunshine Lane	Colonial	5	4.1	85	\$1,599,000	\$1,549,000	\$1,470,000	94.90%	\$1,475,000
5	70 Chestnut Street	Custom	5	5.1	1	\$1,545,000	\$1,545,000	\$1,545,000	100.00%	\$702,300
6	35 Hadrian Drive	Colonial	5	5.1	15	\$1,499,000	\$1,499,000	\$1,425,000	95.06%	\$950,000
7	35 Belmont Drive	Colonial	5	3.2	94	\$1,049,000	\$1,049,000	\$1,049,000	100.00%	\$413,400
8	38 Amelia Avenue	Colonial	4	3.1	21	\$979,000	\$979,000	\$952,000	97.24%	\$330,000
9	122-1 East McClellan Avenue	Colonial	6	3.2	2012	\$950,000	\$999,999	\$700,000	70.00%	\$219,000
10	102 Shrewsbury Drive	Ranch	4	2.2	140	\$949,000	\$879,000	\$792,000	90.10%	\$665,700
11	9 Monmouth Court	Colonial	4	2.1	103	\$923,800	\$899,000	\$883,000	98.22%	\$0
12	5 Elmwood Drive	Colonial	4	3.1	12	\$920,000	\$920,000	\$920,000	100.00%	\$400,500
13	40 Manor Road	Colonial	5	3	17	\$889,000	\$889,000	\$875,000	98.43%	\$370,700
14	36 Ashwood Drive	Colonial	5	3.1	15	\$888,000	\$888,000	\$920,000	103.60%	\$805,200
15	11 Fordham Road	Ranch	3	3	71	\$885,000	\$849,000	\$840,000	98.94%	\$814,700
16	15 Pine Valley Road	TwndUn	3	3.1	161	\$875,000	\$828,000	\$800,000	96.62%	\$718,900
17	90 Springbrook Road	Colonial	4	2.1	1	\$875,000	\$875,000	\$850,000	97.14%	\$752,400
18	57 North Baums Court	Colonial	4	2.2	20	\$838,000	\$838,000	\$825,000	98.45%	\$786,900
19	15 Birchwood Drive	SplitLev	4	3	12	\$825,000	\$825,000	\$830,500	100.67%	\$680,000
20	9 Pine Valley Road	TwndUn	3	2.1	17	\$800,000	\$800,000	\$830,000	103.75%	\$662,000
21	10 Cedar Gate Drive	TwndUn	4	3.1	48	\$799,900	\$769,999	\$760,000	98.70%	\$767,800
22	25 Cherry Hill Road	SplitLev	3	2.1	166	\$779,000	\$749,000	\$745,000	99.47%	\$599,200
23	62 Carillon Circle	TwndUn	3	3.1	48	\$749,999	\$749,999	\$716,000	95.47%	\$666,700
24	13 Washington Court	SplitLev	4	2.1	34	\$715,000	\$715,000	\$705,000	98.60%	\$399,700
25	32 Knollwood Drive	Colonial	3	3.1	15	\$710,000	\$710,000	\$695,000	97.89%	\$631,300
26	26 Badger Drive	SplitLev	4	3.1	12	\$700,000	\$700,000	\$750,000	107.14%	\$568,400
27	26 Rossmore Terrace	Colonial	4	2.1	11	\$698,888	\$698,888	\$731,000	104.59%	\$572,200
28	5 Sparrow Drive	Bi-Level	4	3	9	\$670,000	\$670,000	\$670,000	100.00%	\$584,400
29	44 Wynnewood Road	SplitLev	5	2.1	14	\$639,900	\$639,900	\$640,000	100.02%	\$527,500
30	305 Kensington Lane	TwndUn	3	2.1	38	\$618,000	\$599,000	\$580,000	96.83%	\$525,800

*Livingston June SOLDS Continued on Next Page

"ACTIVE" Listings in Livingston

as of 06/30/2018

Number of Units: 117
 Average List Price: \$1,041,648
 Average Days on Market: 84

"UNDER CONTRACT" Listings in Livingston

as of 06/30/2018

Number of Units: 81
 Average List Price: \$831,177
 Average Days on Market: 40

UNITS	ADDRESS	STYLE	BEDRMS	BATHS	DOM	ORIG. LIST PRICE	LIST PRICE	SALES PRICE	SP:LP	TOTAL ASSESSMENT
31	170 E McClellan Avenue	Bi-Level	4	2.1	15	\$600,000	\$600,000	\$634,000	105.67%	\$522,100
32	41 Shrewsbury Drive	SplitLev	4	2.1	11	\$599,900	\$599,900	\$599,900	100.00%	\$491,500
33	20 Country Club Road	SplitLev	3	3	12	\$599,000	\$599,000	\$635,000	106.01%	\$595,300
34	27 Arden Road	Colonial	4	2.1	0	\$565,000	\$565,000	\$565,000	100.00%	\$525,800
35	707 Kensington Lane	MultiFlr	3	2.1	33	\$560,000	\$530,000	\$525,000	99.06%	\$479,800
36	18 Rumson Road	SplitLev	4	2.1	1	\$560,000	\$560,000	\$560,000	100.00%	\$623,700
37	47 Cobblewood Road	SplitLev	3	1.2	10	\$549,900	\$549,900	\$560,000	101.84%	\$452,300
38	5 Manor Road	Bi-Level	4	3	9	\$549,000	\$549,000	\$600,000	109.29%	\$556,500
39	33 Brandon Avenue	Bi-Level	4	2.1	35	\$540,000	\$540,000	\$540,000	100.00%	\$481,800
40	25 West McClellan Avenue	SplitLev	3	2.1	11	\$529,000	\$529,000	\$570,000	107.75%	\$382,100
41	45 West Cedar Street	CapeCod	3	3	32	\$525,000	\$498,000	\$490,000	98.39%	\$378,700
42	21 Bennington Road	Colonial	3	1.1	0	\$499,000	\$499,000	\$499,000	100.00%	\$427,700
43	56 Edgemere Road	Bi-Level	4	2.1	24	\$499,000	\$499,000	\$455,000	91.18%	\$450,800
44	42 Park Drive	Ranch	3	1.1	20	\$498,000	\$498,000	\$469,000	94.18%	\$300,000
45	48 Mounthaven Drive	SplitLev	3	2	14	\$498,000	\$498,000	\$530,000	106.43%	\$410,500
46	186 Walnut Street	SplitLev	4	2	78	\$459,000	\$414,250	\$410,000	98.97%	\$469,900
47	4 Village Drive	Colonial	3	1.1	24	\$459,000	\$459,000	\$435,000	94.77%	\$385,500
48	10 Countryside Drive	SplitLev	3	2	29	\$419,000	\$419,000	\$465,000	110.98%	\$420,500
49	108 East Cedar Street	Contemp	2	1	44	\$289,900	\$289,900	\$351,000	121.08%	\$429,500



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	49							21
Active Listings	16	25	41	85	40	46							35
Avg List Price	\$1,578,431	\$1,337,811	\$1,223,166	\$1,030,699	\$841,392	\$821,466							\$1,001,917
Avg Sales Price	\$656,505	\$610,547	\$746,882	\$735,453	\$710,348	\$795,742							\$576,623
Days on Market	45	33	59	32	23	79							32
Sales Price as % of List Price	41.59%	45.64%	61.06%	71.35%	84.43%	96.87%							51%
Under Contract	7	12	28	61	45	48							26

1 YEAR FLASHBACK

01/01/2017-06/30/2017 vs 01/01/2018-06/30/2018

	2017	2018	% Change
# Units Sold	185	177	-4.32%
Avg. Days on Market	48	48	0.00%
Avg. Sales Price	\$706,158	\$721,982	2.24%



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%

