

Livingston

November 2014 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	220 E Northfield Avenue	Colonial	3	1.1	0	\$249,999	\$249,999	\$250,000	100.00%	\$319,900	0.78
2	279 W Mt Pleasant Avenue	CapeCod	3	2.0	156	\$319,000	\$319,000	\$300,000	94.04%	\$353,800	0.85
3	91 Amelia Avenue	SplitLev	3	2.0	48	\$439,000	\$379,000	\$350,000	92.35%	\$413,800	0.85
4	37 Crest View Hill Road	Colonial	4	2.0	54	\$395,000	\$400,000	\$385,000	96.25%	\$386,800	1.00
5	4 Westminster Drive	Ranch	3	2.0	176	\$450,000	\$430,000	\$390,000	90.70%	\$476,200	0.82
6	22 Bryant Drive	SplitLev	4	3.0	98	\$395,000	\$395,000	\$395,000	100.00%	\$449,600	0.88
7	6 Twin Oak Road	Colonial	4	2.0	57	\$449,900	\$419,900	\$410,000	97.64%	\$390,200	1.05
8	48 Ashwood Drive	Ranch	4	2.0	50	\$469,500	\$449,900	\$439,988	97.80%	\$449,500	0.98
9	33 Oakwood Avenue	Colonial	4	2.0	118	\$498,000	\$479,000	\$460,000	96.03%	\$445,600	1.03
10	25 Wynnewood Road	CapeCod	3	1.1	14	\$499,000	\$499,000	\$475,000	95.19%	\$494,200	0.96
11	77 Irving Avenue	Colonial	3	2.0	25	\$488,500	\$488,500	\$489,000	100.10%	\$410,800	1.19
12	29 Belmont Drive	SplitLev	4	3.0	43	\$509,000	\$509,000	\$504,000	99.02%	\$476,500	1.06
13	18 Wynnewood Road	Colonial	3	2.1	4	\$550,000	\$550,000	\$585,000	106.36%	\$451,100	1.30
14	26 Wychwood Road	SplitLev	4	2.1	66	\$669,000	\$649,000	\$613,000	94.45%	\$669,400	0.92
15	23 Tuxedo Drive	SplitLev	5	2.1	43	\$679,800	\$679,800	\$640,000	94.15%	\$567,700	1.13
16	263 Beaufort Avenue	Colonial	4	3.1	159	\$849,900	\$699,000	\$665,000	95.14%	\$776,100	0.86
17	40 Carillon Circle	TwnIntUn	3	2.2	7	\$699,900	\$699,900	\$700,530	100.09%		
18	38 Carillon Circle	TwnIntUn	3	2.2	7	\$699,900	\$699,900	\$711,500	101.66%		
19	52 Morningside Drive	Colonial	4	2.2	107	\$879,000	\$825,000	\$795,000	96.36%	\$705,200	1.13
20	44 Carillon Circle	TwnEndUn	3	2.2	8	\$773,900	\$773,900	\$805,040	104.02%		
21	16 Cornell Drive	Custom	6	4.2	80	\$980,000	\$899,999	\$860,000	95.56%	\$1,349,000	0.64
22	27 Stratford Drive	RanchExp	5	3.2	13	\$895,000	\$895,000	\$895,000	100.00%	\$1,044,600	0.86
23	32 Rainbow Ridge Drive	Contemp	5	4.1	264	\$1,100,000	\$1,100,000	\$925,000	84.09%	\$1,020,700	0.91
24	9 Driftwood Drive	Contemp	5	3.1	20	\$1,075,000	\$1,025,000	\$975,000	95.12%	\$921,100	1.06
AVERAGE					67	\$625,554	\$604,783	\$584,086	96.92%		0.96

"ACTIVE" LISTINGS IN LIVINGSTON

Number of Units: 119
 Average List Price: \$955,440
 Average Days on Market: 108

"UNDER CONTRACT" LISTINGS IN LIVINGSTON

Number of Units: 69
 Average List Price: \$784,706
 Average Days on Market: 69

Livingston 2014 Year to Date Market Trends

	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	36	50	74	51	36	48	33	39	52	57	67		48
List Price	\$702,732	\$608,473	\$621,975	\$572,669	\$541,458	\$741,479	\$656,834	\$657,517	\$616,666	\$610,287	\$604,783		\$634,887
Sales Price	\$698,773	\$606,467	\$615,937	\$559,896	\$530,640	\$722,797	\$658,280	\$653,627	\$597,713	\$596,410	\$584,086		\$624,675
Sales Price as a % of List Price	98.99%	99.51%	99.98%	98.18%	98.18%	98.27%	100.16%	99.26%	98.07%	97.48%	96.92%		98.63%
Sales Price to Assessed Value	1.16	1.07	1.03	1.01	1.06	1.05	1.23	1.09	1.05	1.05	0.96		1.08
# Units Sold	16	15	17	28	26	38	50	41	38	39	24		332
Active Listings	85	95	121	122	132	159	155	148	157	140	119		130
Under Contracts	53	56	82	118	122	94	79	73	81	82	69		83

Flashback! YTD 2013 vs YTD 2014

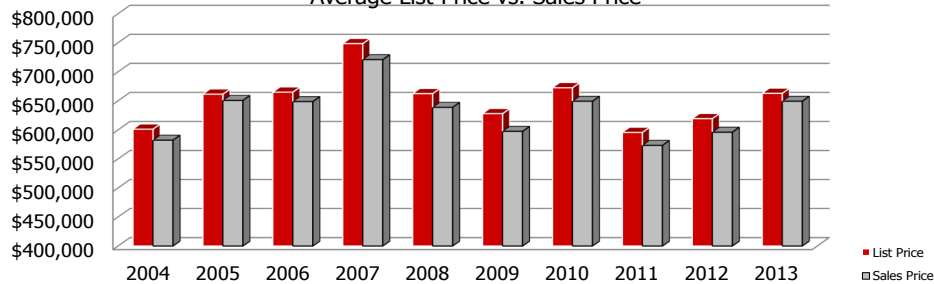
	2013	2014	% Change
Days on Market	55	48	-12.45%
Sales Price	\$634,710	\$624,675	-1.58%
Sales Price as a % of List Price	98.39%	98.63%	0.24%



	2013	2014	% Change
# Units Sold	364	332	-8.79%
Active Listings	87	119	36.78%
Under Contracts	62	69	11.29%

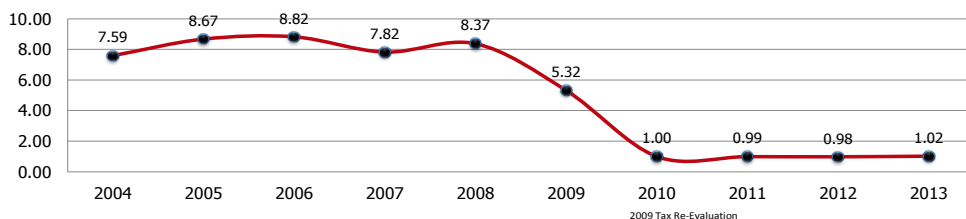
Livingston 2004-2013

Average List Price vs. Sales Price



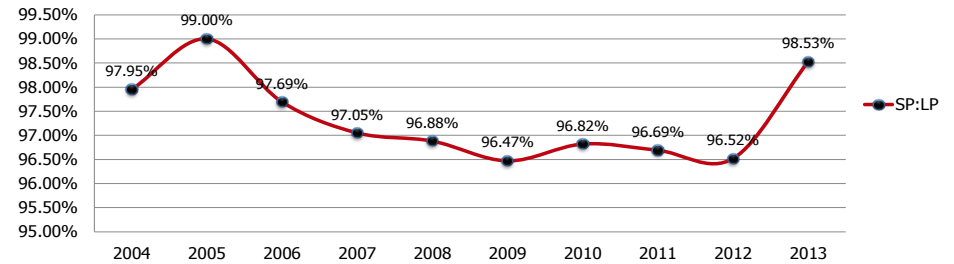
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
LP	\$601,135	\$661,426	\$664,870	\$748,413	\$662,317	\$627,865	\$672,470	\$595,503	\$619,248	\$662,845
SP	\$582,177	\$650,679	\$648,695	\$720,873	\$638,797	\$597,355	\$649,233	\$573,206	\$595,914	\$649,260

Sales Price to Assessed Value Ratio

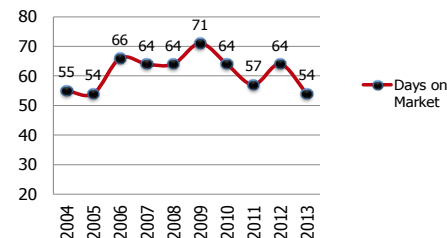


Livingston 2004-2013

2004-2013 Sales Price to List Price Ratios



2004-2013 Average Days on Market



2004-2013 Number of Units Sold

