

Livingston

September 2014 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	25 Hazelwood Avenue	CapeCod	2	1.0	27	\$324,900	\$324,900	\$290,000	89.26%	\$405,200	0.72
2	128 Hillside Avenue	CapeCod	4	2.0	112	\$264,900	\$244,900	\$305,000	124.54%	\$447,900	0.68
3	48 W Hobart Gap Road	CapeCod	3	1.0	34	\$335,000	\$325,000	\$315,000	96.92%	\$377,500	0.83
4	26 E McClellan Avenue	Ranch	3	1.0	24	\$369,000	\$369,000	\$315,000	85.37%	\$417,100	0.76
5	94 Fellswood Drive	Ranch	3	1.0	0	\$319,000	\$299,000	\$319,500	106.86%	\$392,700	0.81
6	63 Sykes Avenue	SplitLev	3	1.1	2	\$385,000	\$385,000	\$355,000	92.21%	\$487,000	0.73
7	38 Crest View Hill Road	CapeCod	3	1.0	95	\$399,000	\$385,000	\$380,000	98.70%	\$356,700	1.07
8	28 Swan Road	Colonial	3	2.0	16	\$350,000	\$350,000	\$382,000	109.14%	\$376,600	1.01
9	31 Spier Drive	SplitLev	3	1.1	64	\$449,500	\$425,000	\$390,000	91.76%	\$442,200	0.88
10	24 Briar Cliff Road	Colonial	3	1.0	25	\$439,900	\$424,900	\$410,000	96.49%	\$399,000	1.03
11	24 Berkeley Place	SplitLev	3	2.1	28	\$425,000	\$425,000	\$433,000	101.88%	\$420,900	1.03
12	39 Lexington Drive	Colonial	3	2.0	28	\$449,000	\$449,000	\$440,000	98.00%	\$397,100	1.11
13	11 Baker Road	SplitLev	3	1.2	95	\$539,000	\$449,900	\$450,000	100.02%	\$500,900	0.90
14	11 Washington Court	SplitLev	3	1.1	9	\$449,000	\$449,000	\$453,600	101.02%	\$417,600	1.09
15	66 Belmont Drive	SplitLev	3	2.0	93	\$539,900	\$495,000	\$460,000	92.93%	\$447,500	1.03
16	47 Crescent Road	Colonial	3	1.1	11	\$450,000	\$450,000	\$475,000	105.56%	\$447,800	1.06
17	325 E Mt Pleasant Avenue	Colonial	4	2.1	136	\$545,000	\$499,900	\$484,000	96.82%	\$467,100	1.04
18	37 Bennington Road	Colonial	4	2.0	23	\$505,000	\$505,000	\$502,500	99.50%	\$403,100	1.25
19	13 Brandon Avenue	Bi-Level	3	2.1	33	\$555,000	\$539,000	\$539,000	100.00%	\$465,100	1.16
20	412 Turlington Court	TwnIntUn	3	2.1	20	\$559,000	\$559,000	\$539,000	96.42%	\$479,800	1.12
21	309 Regal Boulevard	TwnIntUn	3	2.1	10	\$564,900	\$564,900	\$560,000	99.13%	\$479,800	1.17
22	1204 Pointe Gate Drive	OneFloor	2	2.1	29	\$599,000	\$599,000	\$565,000	94.32%	\$470,200	1.20
23	111 Falcon Road	SplitLev	4	2.1	70	\$579,000	\$579,000	\$569,000	98.27%	\$462,400	1.23
24	231 Edmonton Court	TwnIntUn	3	2.1	15	\$559,000	\$559,000	\$571,000	102.15%	\$479,800	1.19
25	17 Mounthaven Drive	Colonial	4	3.1	71	\$630,000	\$610,000	\$585,000	95.90%	\$512,800	1.14

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26	73 Hillside Terrace	Colonial	5	3.1	96	\$669,000	\$619,000	\$619,000	100.00%	\$324,600	1.91
27	5 Larkspur Place	SplitLev	5	2.1	107	\$635,000	\$635,000	\$620,000	97.64%	\$490,300	1.26
28	19 Pebble Beach Drive	TwnIntUn	3	2.1	20	\$639,000	\$639,000	\$620,000	97.03%	\$598,300	1.04
29	36 Wychwood Road	SplitLev	4	2.1	17	\$639,000	\$639,000	\$647,500	101.33%	\$590,900	1.10
30	1 Rockhill Drive	SplitLev	4	2.1	120	\$755,000	\$679,000	\$660,000	97.20%	\$698,500	0.94
31	1 Willow Lane	TwnEndUn	3	3.1	281	\$809,900	\$809,900	\$780,000	96.31%		
32	17 Fredon Drive	SplitLev	4	2.1	19	\$849,000	\$849,000	\$834,000	98.23%	\$654,500	1.27
33	73 Rockledge Drive	Colonial	4	2.2	48	\$999,000	\$899,000	\$855,000	95.11%	\$839,300	1.02
34	18 Goodhart Drive	SplitLev	4	3.3	97	\$1,149,900	\$1,125,000	\$1,075,000	95.56%	\$999,900	1.08
35	27 Broadlawn Drive	Custom	5	4.1	0	\$1,175,000	\$1,175,000	\$1,160,000	98.72%		
36	14 Surrey Lane	Colonial	4	3.1	59	\$1,325,000	\$1,250,000	\$1,200,000	96.00%	\$937,300	1.28
37	10 Dartmouth Court	Colonial	7	6.2	44	\$1,499,000	\$1,499,000	\$1,225,000	81.72%	\$2,000,000	0.61
38	2 Mountain Ridge Drive	Contemp	5	4.1	9	\$1,350,000	\$1,350,000	\$1,330,000	98.52%	\$1,193,200	1.11
AVERAGE					52	\$633,626	\$616,666	\$597,713	98.07%		1.05

"ACTIVE" LISTINGS IN LIVINGSTON

Number of Units: 148
 Average List Price: \$947,007
 Average Days on Market: 83

"UNDER CONTRACT" LISTINGS IN LIVINGSTON

Number of Units: 73
 Average List Price: \$655,154
 Average Days on Market: 64

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				45
List Price	\$702,732	\$608,473	\$621,975	\$572,669	\$541,458	\$741,479	\$656,834	\$657,517	\$616,666				\$641,139
Sales Price	\$698,773	\$606,467	\$615,937	\$559,896	\$530,640	\$722,797	\$658,280	\$653,627	\$597,713				\$632,394
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%				98.95%
Sales Price to	1.16	1.07	1.03	1.01	1.06	1.05	1.23	1.09	1.05				1.09
# Units Sold	16	15	17	28	26	38	50	41	38				269
Active Listings	85	95	121	122	132	159	155	148	157				130
Under Contracts	53	56	82	118	122	94	79	73	81				84

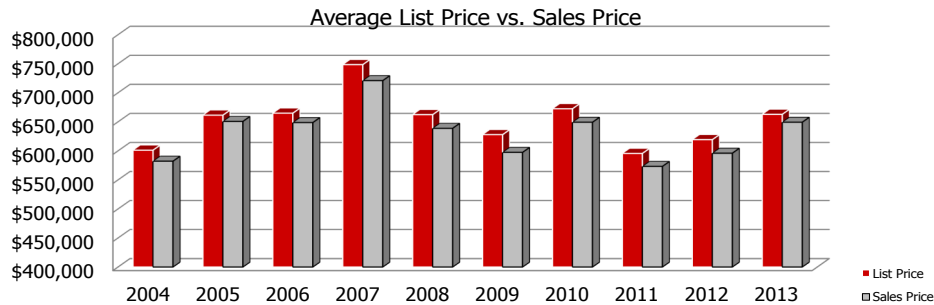
Flashback! YTD 2013 vs YTD 2014

	2013	2014	% Change
Days on Market	52	45	-14.35%
Sales Price	\$623,271	\$632,394	1.46%
Sales Price as a % of List Price	98.60%	98.95%	0.35%

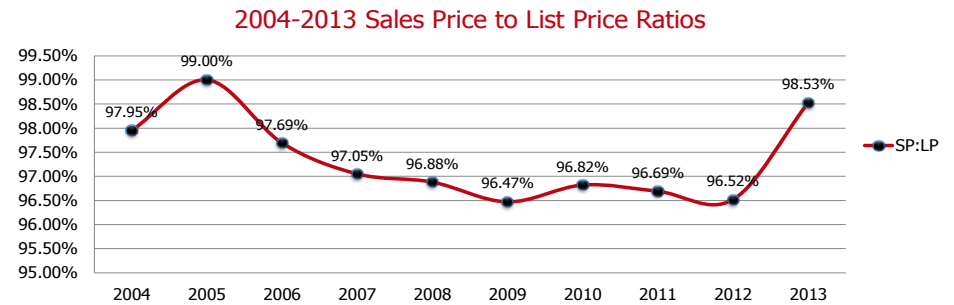


	2013	2014	% Change
# Units Sold	304	269	-11.51%
Active Listings	103	157	52.43%
Under Contracts	69	81	17.39%

Livingston 2004-2013

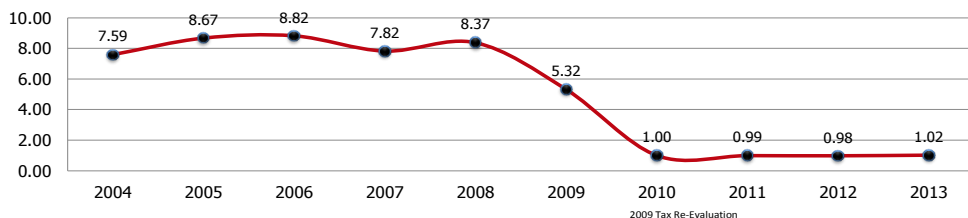


Livingston 2004-2013

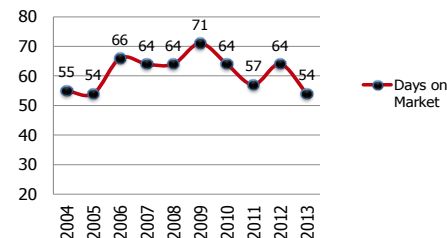


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
LP	\$601,135	\$661,426	\$664,870	\$748,413	\$662,317	\$627,865	\$672,470	\$595,503	\$619,248	\$662,845
SP	\$582,177	\$650,679	\$648,695	\$720,873	\$638,797	\$597,355	\$649,233	\$573,206	\$595,914	\$649,260

Sales Price to Assessed Value Ratio



2004-2013 Average Days on Market



2004-2013 Number of Units Sold

