

Livingston

August 2015 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	103 Sycamore Avenue	Colonial	2	1.1	103	\$290,000	\$290,000	\$260,000	89.66%	\$389,100	0.67
2	294 Eisenhower Pkwy	Colonial	2	1.1	145	\$279,900	\$279,900	\$260,000	92.89%	\$309,900	0.84
3	8 Beverly Road	Colonial	4	2.0	203	\$370,000	\$300,000	\$275,000	91.67%	\$432,500	0.64
4	7 S Cedar Parkway	Colonial	3	2.0	0	\$319,000	\$319,000	\$315,000	98.75%	\$343,600	0.92
5	1103 Pointe Gate Drive	MultiFlr	2	2.0	128	\$350,000	\$325,000	\$350,000	107.69%	\$388,700	0.90
6	47 McCall Avenue	Ranch	3	1.1	47	\$375,000	\$365,000	\$357,500	97.95%	\$379,200	0.94
7	11 Carlisle Drive	CapeCod	4	2.0	12	\$355,000	\$355,000	\$361,000	101.69%	\$372,600	0.97
8	15 Evergreen Avenue	Tudor	3	2.0	7	\$375,000	\$375,000	\$366,000	97.60%	\$356,000	1.03
9	18 Deerfield Road	CapeCod	4	1.1	0	\$385,000	\$385,000	\$375,000	97.40%	\$399,100	0.94
10	56 W Cedar Street	Split Level	3	2.0	37	\$399,000	\$379,000	\$386,000	101.85%	\$352,300	1.10
11	103 S Ashby Avenue	Split Level	3	2.0	9	\$399,999	\$399,999	\$400,000	100.00%	\$375,600	1.06
12	3 Oxford Drive	Ranch	3	2.0	88	\$449,000	\$449,000	\$407,500	90.76%	\$447,600	0.91
13	14 Emerson Drive	Ranch	3	1.1	22	\$424,000	\$424,000	\$424,000	100.00%	\$365,600	1.16
14	65 S Ashby Avenue	Split Level	3	1.1	15	\$445,000	\$445,000	\$426,500	95.84%	\$370,100	1.15
15	302 Hillside Avenue	Ranch	3	2.0	45	\$449,000	\$429,000	\$429,000	100.00%	\$480,300	0.89
16	119 Regal Blvd	TwndEndUn	2	2.0	24	\$450,000	\$450,000	\$450,000	100.00%	\$398,300	1.13
17	37 Bryant Drive	Split Level	3	1.1	67	\$389,000	\$459,900	\$452,500	98.39%	\$458,700	0.99
18	40 Melrose Drive	RanchRas	4	2.0	9	\$474,900	\$474,900	\$485,000	102.13%	\$460,200	1.05
19	27 Brookside Place	Bi-Level	4	2.1	40	\$504,900	\$504,900	\$498,000	98.63%	\$503,700	0.99
20	254 Hillside Avenue	Colonial	4	2.1	5	\$499,000	\$499,000	\$499,000	100.00%	\$471,300	1.06

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21	19 Yorktown Terrace	Colonial	3	1.1	82	\$564,000	\$550,000	\$520,000	94.55%	\$387,900	1.34
22	40 Belmont Drive	Split Level	3	2.1	37	\$575,000	\$575,000	\$552,000	96.00%	\$434,400	1.27
23	1106 Pointe Gate Drive	OneFloor	2	2.1	52	\$579,000	\$579,000	\$555,000	95.85%	\$470,200	1.18
24	37 Beverly Road	Bi-Level	4	3.0	60	\$595,000	\$575,000	\$555,000	96.52%	\$391,600	1.42
25	208 Kensington Lane	TwnIntUn	3	2.1	24	\$568,000	\$568,000	\$557,000	98.06%	\$479,800	1.16
26	311 Regal Boulevard	TwnIntUn	3	2.1	27	\$584,900	\$584,900	\$570,000	97.45%	\$479,800	1.19
27	44 Baker Road	Ranch	3	2.0	34	\$650,000	\$580,000	\$580,000	100.00%	\$530,000	1.09
28	16 Trinity Drive	Split Level	4	3.0	13	\$550,000	\$550,000	\$580,000	105.45%	\$549,800	1.05
29	27 Wynnewood Road	Colonial	3	2.0	16	\$579,000	\$579,000	\$580,500	100.26%	\$552,800	1.05
30	183 E Cedar Street	Colonial	5	3.0	26	\$629,000	\$629,000	\$632,000	100.48%	\$563,800	1.12
31	12 Dawson Terrace	Split Level	4	2.1	19	\$625,000	\$625,000	\$645,000	103.20%	\$636,000	1.01
32	34 Havenwood Drive	Bi-Level	5	3.0	68	\$700,000	\$665,000	\$665,000	100.00%	\$625,300	1.06
33	25 Hazelwood Avenue	Colonial	4	4.0	56	\$698,000	\$698,000	\$680,000	97.42%	\$405,200	1.68
34	30 Tiffany Drive	Split Level	4	2.1	31	\$725,000	\$725,000	\$690,000	95.17%	\$550,200	1.25
35	30 Longacre Drive	Colonial	4	2.1	17	\$699,000	\$699,000	\$711,500	101.79%	\$553,100	1.29
36	62 E Sherbrooke Pkwy	Split Level	4	2.1	16	\$690,000	\$690,000	\$720,000	104.35%	\$622,900	1.16
37	20 Fieldstone Drive	Split Level	4	3.1	53	\$799,000	\$749,000	\$735,000	98.13%	\$436,300	1.68
38	28 Brookside Place	Split Level	4	2.1	28	\$749,000	\$749,000	\$739,000	98.66%	\$625,000	1.18
39	17 Millstone Drive	RanchRas	4	1.2	332	\$799,000	\$799,000	\$740,000	92.62%	\$692,900	1.07
40	267 Beaufort Avenue	Colonial	4	3.1	65	\$775,000	\$775,000	\$740,000	95.48%	\$741,700	1.00

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41	7 Allwood Terrace	Ranch	5	4.0	0	\$775,000	\$775,000	\$775,000	100.00%	\$668,200	1.16
42	50 Fellswood Drive	Colonial	5	3.1	9	\$775,000	\$775,000	\$776,000	100.13%		
43	7 Oskar Court	TwndUn	3	3.1	60	\$835,000	\$799,000	\$780,000	97.62%	\$687,300	1.13
44	44 Tanglewood Drive	Split Level	5	4.0	156	\$849,900	\$815,000	\$790,000	96.93%	\$810,900	0.97
45	4 Tanger Drive	Colonial	5	4.0	16	\$799,000	\$799,000	\$799,000	100.00%	\$683,700	1.17
46	1 Beresford Lane	TwndUn	3	2.2	15	\$819,000	\$819,000	\$810,000	98.90%	\$703,100	1.15
47	21 Country Club Road	Colonial	4	3.1	18	\$865,000	\$865,000	\$840,000	97.11%	\$697,400	1.20
48	223 E McClellan Avenue	Colonial	5	3.1	68	\$849,000	\$849,000	\$844,000	99.41%	\$831,500	1.02
49	184 Laurel Avenue	Colonial	5	4.1	74	\$925,000	\$925,000	\$911,250	98.51%	\$836,000	1.09
50	5 Fordham Road	Split Level	3	2.1	0	\$1,050,000	\$1,050,000	\$1,043,700	99.40%	\$810,000	1.29
51	23 Sycamore Terrace	Colonial	6	6.1	75	\$1,199,000	\$1,149,000	\$1,075,000	93.56%		
52	16 Westmount Drive	Ranch	5	3.1	63	\$1,150,000	\$1,150,000	\$1,150,000	100.00%	\$1,002,300	1.15
53	2 Columbia Road	Custom	4	4.0	24	\$1,599,000	\$1,399,000	\$1,340,000	95.78%	\$1,310,300	1.02
54	42 N Hillside Avenue	Ranch	4	4.1	7	\$1,450,000	\$1,450,000	\$1,405,000	96.90%		
55	26 Morningside Drive	Custom	5	5.1	78	\$1,575,000	\$1,575,000	\$1,605,000	101.90%		
AVERAGE					50	\$666,009	\$655,391	\$644,872	98.37%		1.10

"ACTIVE" LISTINGS IN LIVINGSTON

Number of Units: 138
 Average List Price: \$979,610
 Average Days on Market: 94

"UNDER CONTRACT" LISTINGS IN LIVINGSTON

Number of Units: 91
 Average List Price: \$972,387
 Average Days on Market: 69

Livingston 2015 Year to Date Market Trends

	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	85	75	54	70	89	39	39	50					56
List Price	\$793,342	\$681,711	\$773,843	\$727,012	\$796,538	\$646,806	\$710,230	\$655,391					\$705,357
Sales Price	\$743,053	\$650,639	\$757,153	\$715,788	\$763,954	\$637,120	\$701,949	\$644,872					\$688,728
Sales Price as a % of List Price	96.46%	95.82%	97.34%	98.56%	97.27%	98.46%	98.71%	98.37%					97.99%
Sales Price to	1.04	0.99	1.07	1.11	1.02	1.05	1.11	1.10					1.07
# Units Sold	19	18	21	38	24	54	44	55					273
Active Listings	112	103	123	161	165	175	169	138					143
Under Contracts	61	77	91	105	123	107	104	91					95

Flashback! YTD 2014 vs YTD 2015

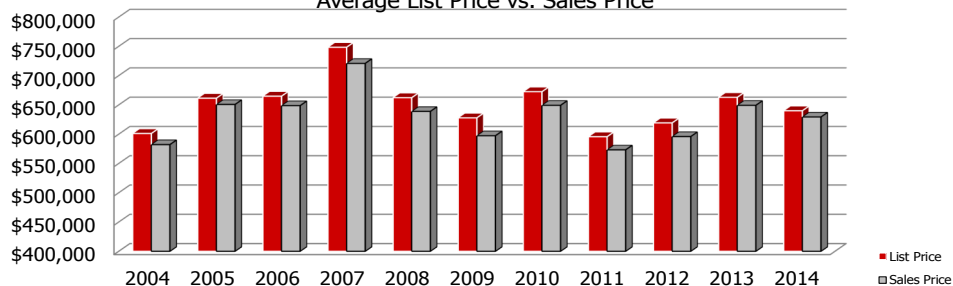
	2014	2015	% Change
Days on Market	43	56	30.15%
Sales Price	\$638,100	\$688,728	7.93%
Sales Price as a % of List Price	99.09%	97.99%	-1.11%



	2014	2015	% Change
# Units Sold	231	273	18.18%
Active Listings	148	138	-6.76%
Under Contracts	73	91	24.66%

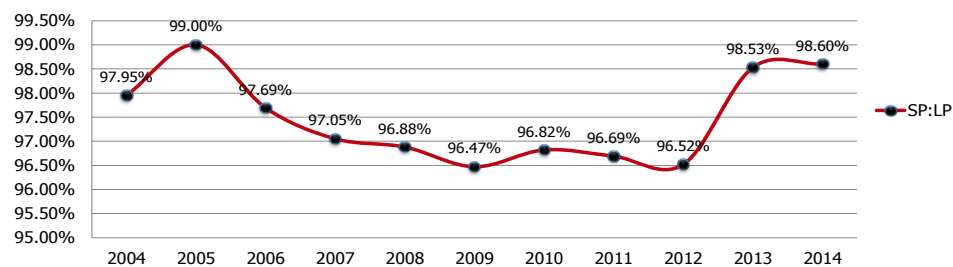
Livingston Yearly Market Trends

Average List Price vs. Sales Price

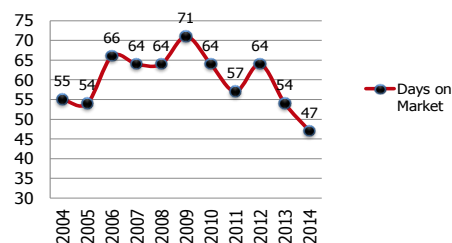


Livingston Yearly Market Trends

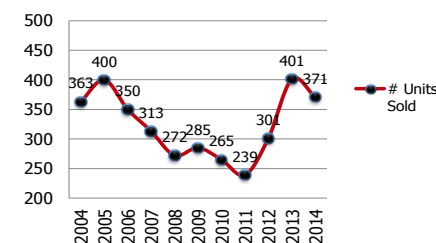
Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold



Sales Price to Assessed Value Ratio

