

Livingston

December 2015 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	2 Longacre Drive	Colonial	3	1.1	159	\$430,000	\$380,000	\$325,000	85.53%	\$418,400	0.78
2	21 Manor Road	CapeCod	3	1.0	20	\$349,900	\$349,900	\$337,500	96.46%	\$337,300	1.00
3	11 Cambridge Road	CapeCod	4	2.0	26	\$389,900	\$389,900	\$381,450	97.83%	\$365,800	1.04
4	332 E Cedar Street	Split Level	4	2.1	219	\$449,999	\$399,999	\$383,000	95.75%	\$417,300	0.92
5	218 Turlington Court	MultiFlr	2	2.1	52	\$479,000	\$399,000	\$399,000	100.00%	\$444,200	0.90
6	45 Oakwood Avenue	CapeCod	4	1.0	52	\$399,000	\$399,000	\$399,000	100.00%	\$359,000	1.11
7	903 Kensington Lane	MultiFlr	2	2.1	258	\$399,000	\$415,000	\$408,000	98.31%	\$444,200	0.92
8	7 Village Drive	Colonial	3	2.0	50	\$450,000	\$450,000	\$440,000	97.78%	\$417,800	1.05
9	74 Glendale Avenue	Split Level	3	2.1	167	\$550,000	\$500,000	\$465,000	93.00%	\$456,000	1.02
10	22 Hazel Avenue	Colonial	4	3.1	45	\$493,000	\$493,000	\$480,000	97.36%	\$416,600	1.15
11	49 Woodcrest Drive	Ranch	4	1.1	19	\$479,000	\$479,000	\$482,000	100.63%	\$435,000	1.11
12	329 Hillside Avenue	Colonial	3	2.2	76	\$525,000	\$499,900	\$487,000	97.42%	\$548,800	0.89
13	10 Browning Drive	Split Level	4	2.0	91	\$534,888	\$525,000	\$500,000	95.24%	\$501,500	1.00
14	16 N Cedar Parkway	Colonial	4	2.2	84	\$579,900	\$574,900	\$540,000	93.93%	\$390,300	1.38
15	5212 Pointe Gate Drive	OneFloor	2	2.1	101	\$554,900	\$548,500	\$545,000	99.36%	\$443,400	1.23
16	113 Kensington Lane	TwnIntUn	3	2.1	93	\$575,000	\$560,000	\$545,000	97.32%	\$479,800	1.14
17	77 Hazelwood Avenue	Bi-Level	4	2.0	35	\$575,000	\$575,000	\$560,000	97.39%	\$542,500	1.03
18	212 Kensington Lane	TwnIntUn	3	2.1	49	\$579,000	\$579,000	\$570,000	98.45%	\$479,800	1.19
19	22 Cliffside Drive	Bi-Level	4	2.1	7	\$574,000	\$574,000	\$584,000	101.74%	\$557,100	1.05
20	58 West Drive	Bi-Level	4	2.1	75	\$615,000	\$599,000	\$585,000	97.66%	\$546,000	1.07
21	68 Mounthaven Drive	Split Level	4	3.0	1	\$642,000	\$642,000	\$642,000	100.00%	\$586,800	1.09
22	15 Sycamore Terrace	Colonial	4	2.1	129	\$709,000	\$679,000	\$662,500	97.57%	\$529,700	1.25
23	28 Chestnut Street	Split Level	3	2.0	1	\$700,000	\$700,000	\$676,500	96.64%	\$675,200	1.00
24	47 Carillon Circle	TwnEndUn	4	4.0	133	\$749,000	\$699,000	\$680,000	97.28%	\$729,400	0.93
25	33 Rumson Road	Split Level	4	2.1	40	\$749,000	\$719,000	\$703,000	97.77%	\$666,100	1.06

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Not intended to solicit a property already listed.

Information compiled from the Garden State Multiple Listing Service. Deemed Reliable but not Guaranteed.

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26	8 Arlington Drive	Bi-Level	4	3.0	11	\$749,000	\$749,000	\$730,000	97.46%	\$632,300	1.15
27	64 Burnet Hill Road	Custom	6	6.2	14	\$799,000	\$799,000	\$772,000	96.62%	\$1,049,100	0.74
28	7 Montgomery Road	Colonial	4	2.1	118	\$799,000	\$775,000	\$782,500	100.97%	\$410,700	1.91
29	11 Swan Road	Custom	5	4.2	14	\$799,000	\$799,000	\$861,000	107.76%	\$732,000	1.18
30	26 Canterbury Road	Ranch	3	2.1	5	\$899,000	\$899,000	\$950,000	105.67%	\$796,000	1.19
31	5 Carillon Circle	Colonial	4	3.1	30	\$1,000,000	\$1,000,000	\$972,500	97.25%	\$849,000	1.15
32	11 Princeton Road	Colonial	5	4.1	169	\$1,195,000	\$1,095,000	\$999,000	91.23%	\$1,064,200	0.94
33	12 Notch Hill Drive	Ranch	6	7.0	134	\$1,350,000	\$1,295,000	\$1,218,000	94.05%	\$1,448,500	0.84
34	4 Aspen Drive	Colonial	5	3.1	1	\$1,275,000	\$1,275,000	\$1,275,000	100.00%	\$1,000,300	1.27
35	7 Fordham Road	Custom	4	5.1	14	\$1,500,000	\$1,500,000	\$1,440,000	96.00%	\$1,400,800	1.03
36	2 Stonewall Drive	Colonial	5	3.1	72	\$1,675,000	\$1,499,000	\$1,450,000	96.73%	\$1,502,400	0.97
37	8 Windermere Court	Colonial	14	7.4	25	\$7,330,000	\$7,330,000	\$6,200,000	84.58%	\$4,000,000	1.55
AVERAGE					70	\$889,202	\$868,759	\$822,431	97.26%		1.09

"ACTIVE" LISTINGS IN LIVINGSTON

Number of Units: 93
 Average List Price: \$1,111,571
 Average Days on Market: 109

"UNDER CONTRACT" LISTINGS IN LIVINGSTON

Number of Units: 65
 Average List Price: \$700,293
 Average Days on Market: 82

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	45	55	57	70	56
List Price	\$793,342	\$681,711	\$773,843	\$727,012	\$796,538	\$646,806	\$710,230	\$655,391	\$682,573	\$636,616	\$608,357	\$868,759	\$708,512
Sales Price	\$743,053	\$650,639	\$757,153	\$715,788	\$763,954	\$637,120	\$701,949	\$644,872	\$669,439	\$621,060	\$594,591	\$822,431	\$689,751
Sales Price as a % of List Price	96.46%	95.82%	97.34%	98.56%	97.27%	98.46%	98.71%	98.37%	97.65%	97.57%	97.18%	97.26%	97.82%
Sales Price to	1.04	0.99	1.07	1.11	1.02	1.05	1.11	1.10	1.08	1.06	1.17	1.09	1.09
# Units Sold	19	18	21	38	24	54	44	55	45	25	21	37	401
Active Listings	112	103	123	161	165	175	169	138	145	138	130	93	138
Under Contracts	61	77	91	105	123	107	104	91	68	74	63	65	86

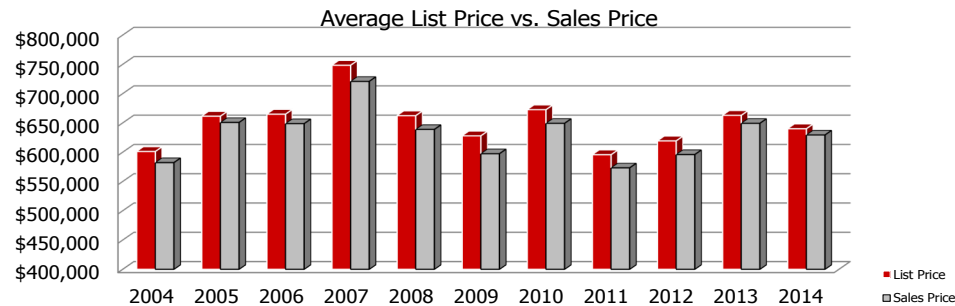
Flashback! YTD 2014 vs YTD 2015

	2014	2015	% Change
Days on Market	47	56	19.07%
Sales Price	\$629,350	\$689,751	9.60%
Sales Price as a % of List Price	98.60%	97.82%	-0.80%

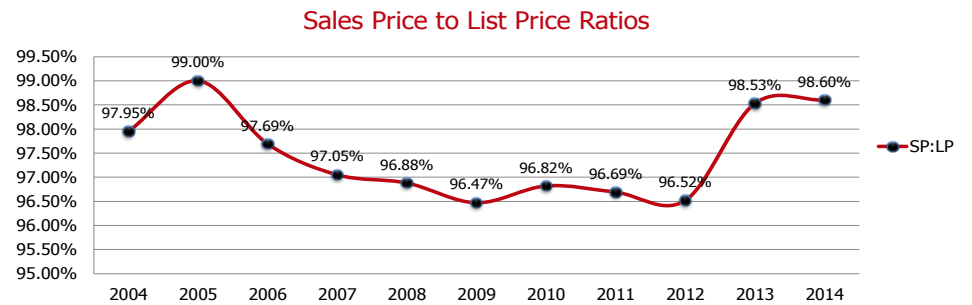


	2014	2015	% Change
# Units Sold	371	401	8.09%
Active Listings	112	93	-16.96%
Under Contracts	55	65	18.18%

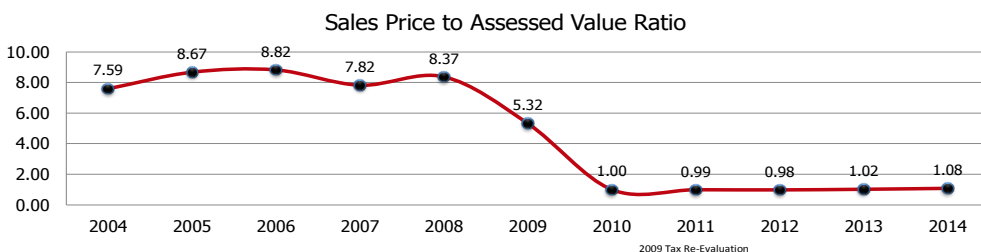
Livingston Yearly Market Trends



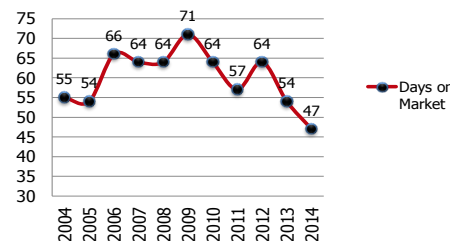
Livingston Yearly Market Trends



	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
LP	\$601,135	\$661,426	\$664,870	\$748,413	\$662,317	\$627,865	\$672,470	\$595,503	\$619,248	\$662,845	\$639,989
SP	\$582,177	\$650,679	\$648,695	\$720,873	\$638,797	\$597,355	\$649,233	\$573,206	\$595,914	\$649,260	\$629,350



Average Days on Market



Number of Units Sold

