

Livingston

June 2016 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	5 Hillside Terrace	Ranch	3	1.0	311	\$249,000	\$249,000	\$240,000	96.39%	\$419,000	0.57
2	114 N Livingston Avenue	Colonial	4	1.1	8	\$385,000	\$385,000	\$390,000	101.30%	\$375,500	1.04
3	21 Irving Avenue	Colonial	3	2.0	35	\$490,000	\$470,000	\$470,000	100.00%	\$396,500	1.19
4	101 Kensington Lane	TwnEndUn	2	2.0	54	\$465,000	\$465,000	\$480,000	103.23%	\$398,300	1.21
5	25 Bennington Road	Colonial	4	1.1	38	\$489,000	\$489,000	\$480,000	98.16%	\$387,800	1.24
6	8 Cottage Terrace	Split Level	3	2.0	15	\$479,000	\$479,000	\$500,000	104.38%	\$456,700	1.09
7	15 Penwood Road	Ranch	3	2.0	8	\$400,000	\$400,000	\$510,000	127.50%	\$522,600	0.98
8	12 Arrow Drive	Bi-Level	4	2.1	13	\$499,000	\$499,000	\$511,000	102.40%	\$501,800	1.02
9	8 Wellington Road	Colonial	4	1.1	10	\$500,000	\$500,000	\$522,000	104.40%	\$429,300	1.22
10	3203 Pointe Gate Drive	OneFloor	2	2.1	10	\$529,900	\$529,900	\$529,000	99.83%	\$442,100	1.20
11	13 Clover Lane	Split Level	3	2.1	27	\$560,000	\$535,000	\$535,000	100.00%	\$493,000	1.09
12	223 E Mount Pleasant Av	Colonial	5	4.0	15	\$575,000	\$575,000	\$560,000	97.39%	\$620,000	0.90
13	113 Turlington Court	TwnIntUn	3	2.1	18	\$575,000	\$575,000	\$563,000	97.91%	\$479,800	1.17
14	14 Mt Vernon Court	Colonial	5	3.1	43	\$695,000	\$695,000	\$575,000	82.73%	\$783,300	0.73
15	27 N Mitchell Avenue	Colonial	5	3.0	27	\$650,000	\$630,000	\$580,000	92.06%	\$542,100	1.07
16	37 Linclon Avenue	Colonial	3	3.0	12	\$499,000	\$499,000	\$580,000	116.23%	\$397,400	1.46
17	28 Baker Road	Ranch	3	2.1	18	\$579,000	\$579,000	\$594,000	102.59%	\$547,300	1.09
18	43 Concord Drive	Colonial	4	2.1	13	\$599,000	\$599,000	\$605,000	101.00%	\$455,400	1.33
19	49 Trocha Avenue	Bi-Level	4	2.0	13	\$575,000	\$575,000	\$610,000	106.09%	\$527,400	1.16
20	2 Baker Road	Split Level	4	2.1	20	\$649,000	\$629,000	\$615,000	97.77%	\$605,700	1.02

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21	4 Breton Place	Split Level	5	3.0	12	\$649,000	\$649,000	\$621,500	95.76%	\$551,900	1.13
22	73 Ridge Drive	Split Level	4	2.1	168	\$679,000	\$649,900	\$637,000	98.02%	\$600,700	1.06
23	26 Pine Valley Road	TwnIntUn	3	2.1	27	\$669,000	\$669,000	\$655,000	97.91%	\$576,900	1.14
24	25 Scarsdale Drive	Split Level	3	2.1	18	\$679,000	\$679,000	\$658,000	96.91%	\$680,000	0.97
25	11 Mounthaven Drive	Colonial	4	3.1	9	\$668,000	\$668,000	\$668,000	100.00%	\$624,100	1.07
26	36 Hickory Place	Colonial	4	2.1	21	\$725,000	\$699,000	\$695,000	99.43%	\$658,700	1.06
27	311 Binghampton Lane	TwnIntUn	3	2.1	27	\$720,000	\$720,000	\$700,000	97.22%	\$574,500	1.22
28	30 Tremont Terrace	Colonial	5	3.0	10	\$789,000	\$789,000	\$757,000	95.94%	\$655,800	1.15
29	184 E Cedar Street	Custom	5	3.0	9	\$775,000	\$775,000	\$777,000	100.26%	\$644,300	1.21
30	55 Wellington Road	Colonial	4	2.2	15	\$775,000	\$775,000	\$826,000	106.58%	\$643,400	1.28
31	8 Bellcourt Place	TwnIntUn	3	3.2	217	\$925,000	\$879,900	\$827,000	93.99%	\$678,600	1.22
32	66 Baker Road	Split Level	4	3.1	37	\$878,000	\$848,000	\$881,598	103.96%	\$742,600	1.19
33	23 Carillon Circle	Colonial	4	3.2	25	\$999,000	\$999,000	\$965,000	96.60%	\$901,500	1.07
34	34 Tremont Terrace	Colonial	4	3.0	0	\$980,000	\$980,000	\$980,000	100.00%	\$645,900	1.52
35	48 Chestnut Street	Contemp	3	3.0	170	\$1,079,800	\$990,500	\$990,000	99.95%	\$882,100	1.12
36	2 Ross Road	Split Level	4	3.0	49	\$1,099,000	\$1,025,000	\$999,000	97.46%	\$779,000	1.28
37	36 Westmount Drive	Colonial	6	4.1	54	\$1,469,000	\$1,469,000	\$1,400,000	95.30%	\$1,239,000	1.13
AVERAGE					43	\$675,668	\$665,438	\$661,786	100.18%		1.12

"ACTIVE" LISTINGS IN LIVINGSTON

Number of Units: 138
Average List Price: \$1,032,955
Average Days on Market: 73

"UNDER CONTRACT" LISTINGS IN LIVINGSTON

Number of Units: 105
Average List Price: \$785,662
Average Days on Market: 57

Livingston 2016 Year to Date Market Trends

	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	67	73	65	52	61	43							58
List Price	\$671,181	\$586,195	\$673,159	\$740,845	\$681,744	\$665,438							\$674,651
Sales Price	\$663,829	\$571,150	\$664,179	\$733,197	\$685,487	\$661,786							\$669,579
Sales Price as a % of List Price	98.34%	97.20%	99.98%	99.18%	101.07%	100.18%							99.65%
Sales Price to	1.09	1.00	1.07	1.11	1.12	1.12							1.09
# Units Sold	21	20	28	29	43	37							178
Active Listings	89	107	119	129	151	138							122
Under Contracts	71	82	91	106	105	105							93

Flashback! YTD 2015 vs YTD 2016

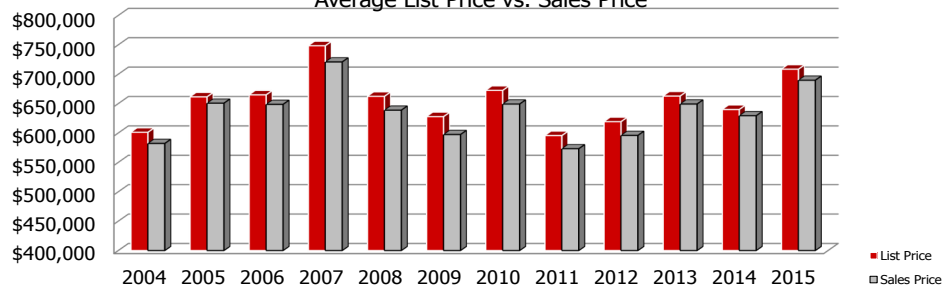
	2015	2016	% Change
Days on Market	63	58	-7.22%
Sales Price	\$699,247	\$669,579	-4.24%
Assessed Value to Sales Price	1.05	1.09	4.06%



	2015	2016	% Change
# Units Sold	174	178	2.30%
Active Listings	175	138	-21.14%
Under Contracts	107	105	-1.87%

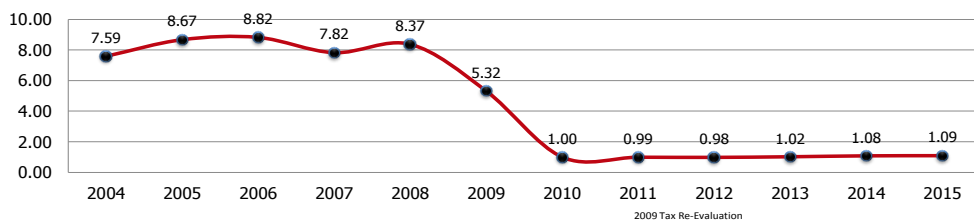
Livingston Yearly Market Trends

Average List Price vs. Sales Price



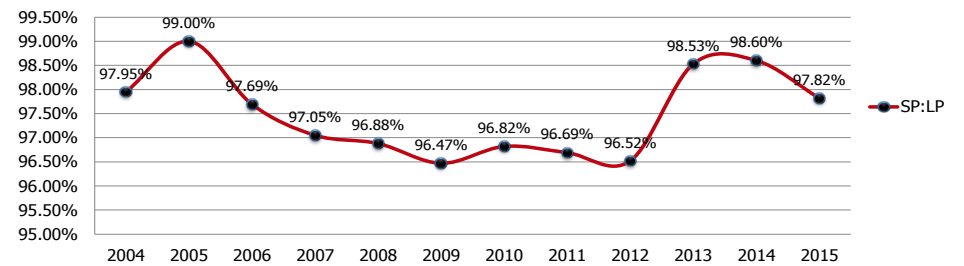
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
LP	\$601,135	\$661,426	\$664,870	\$748,413	\$662,317	\$627,865	\$672,470	\$595,503	\$619,248	\$662,845	\$639,989	\$708,512
SP	\$582,177	\$650,679	\$648,695	\$720,873	\$638,797	\$597,355	\$649,233	\$573,206	\$595,914	\$649,260	\$629,350	\$689,751

Sales Price to Assessed Value Ratio

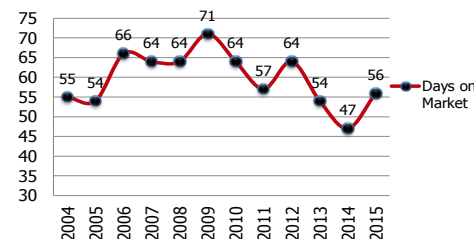


Livingston Yearly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

