

Livingston

December 2018 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	12 Crossbrook Road	Colonial	3	1.1	3	\$270,000	\$270,000	\$260,000	96.30%	\$363,900	0.71
2	226 E Cedar Street	Ranch	2	1.0	29	\$299,000	\$299,000	\$290,000	96.99%	\$345,700	0.84
3	57 Walnut Street	CapeCod	4	1.0	53	\$399,000	\$345,000	\$310,000	89.86%	\$351,400	0.88
4	38 Washington Court	Colonial	3	1.1	11	\$348,300	\$348,300	\$340,000	97.62%	\$352,000	0.97
5	13 Wilson Terrace	CapeCod	3	3.1	39	\$429,000	\$429,000	\$402,000	93.71%	\$425,000	0.95
6	29 Park Drive	Colonial	4	2.0	43	\$459,000	\$459,000	\$465,000	101.31%	\$400,900	1.16
7	86 West McClellan	Ranch	3	1.1	1	\$490,000	\$490,000	\$490,000	100.00%	\$440,200	1.11
8	68 Trocha Avenue	Bi-Level	4	2.0	21	\$499,900	\$499,900	\$503,000	100.62%	\$482,500	1.04
9	69 Palmer Drive	Bi-Level	4	2.1	142	\$629,998	\$589,998	\$550,000	93.22%	\$518,600	1.06
10	110 Falcon Road	Split Level	4	2.0	13	\$648,000	\$599,000	\$600,000	100.17%	\$445,000	1.35
11	46 E Cedar Street	Colonial	4	2.1	33	\$649,000	\$649,000	\$635,000	97.84%		
12	77 N Ashby Avenue	Ranch	4	3.0	24	\$699,000	\$699,000	\$655,000	93.71%	\$450,000	1.46
13	52 Ridge Terrace	Colonial	4	4.1	22	\$675,000	\$675,000	\$660,000	97.78%	\$734,100	0.90
14	5 Kingston Drive	Split Level	4	2.1	22	\$729,000	\$729,000	\$717,000	98.35%	\$657,000	1.09
15	66 Hillside Avenue	Colonial	4	3.0	56	\$795,000	\$795,000	\$760,000	95.60%	\$623,600	1.22
16	34 Burgundy Court	Colonial	4	2.1	50	\$799,000	\$799,000	\$785,000	98.25%	\$613,500	1.28
17	9 Taft Court	Custom	4	3.0	114	\$874,900	\$824,900	\$810,000	98.19%		
18	25 Burgundy Court	CapeCod	5	3.1	15	\$839,900	\$839,900	\$839,900	100.00%	\$717,000	1.17
19	15 Oxford Drive	Colonial	5	4.0	10	\$968,000	\$968,000	\$950,000	98.14%	\$790,200	1.20
20	44 Westmount Drive	Colonial	5	4.1	177	\$1,735,000	\$1,635,000	\$1,590,000	97.25%	\$1,517,300	1.05
AVERAGE					44	\$661,800	\$647,150	\$630,595	97.24%		1.08

"ACTIVE" Listings in Livingston

Number of Units: 109
Average List Price: \$908,013
Average Days on Market: 82

"UNDER CONTRACT" Listings in Livingston

Number of Units: 41
Average List Price: \$918,234
Average Days on Market: 72

Livingston 2018 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	46	34	54	33	24	40	32	32	26	47	65	44	38
List Price	\$686,570	\$620,043	\$715,681	\$745,484	\$707,632	\$808,453	\$732,525	\$732,626	\$722,781	\$716,212	\$706,432	\$647,150	\$722,917
Sales Price	\$656,506	\$609,810	\$724,813	\$742,565	\$710,348	\$797,738	\$727,705	\$716,136	\$728,759	\$696,481	\$689,161	\$630,595	\$713,672
Sales Price as a % of List Price	96.55%	98.73%	101.24%	100.55%	100.36%	100.00%	99.48%	99.32%	101.62%	98.48%	97.36%	97.24%	99.37%
Sales Price to Assessed Value	1.11	1.15	1.20	1.19	1.18	1.16	1.19	1.16	1.12	1.13	1.07	1.08	1.15
# Units Sold	27	21	16	31	31	48	64	42	31	32	22	20	385
Active Listings	83	100	87	116	129	141	145	126	128	127	109	98	116
Under Contracts	43	52	77	79	96	94	57	54	51	48	41	33	60

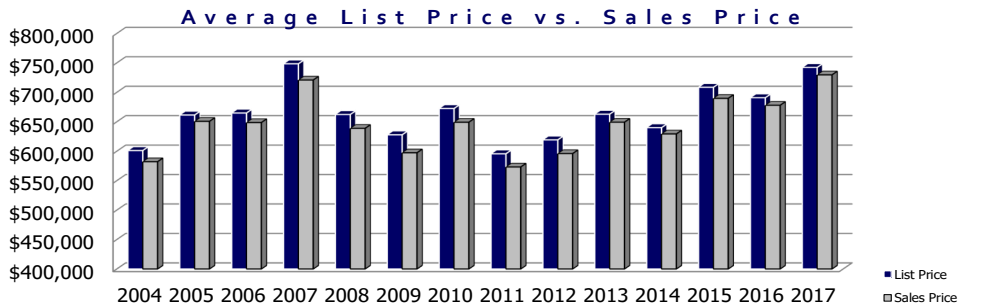
Flashback! YTD 2017 vs YTD 2018

YTD	2017	2018	% Change
Days on Market	45	38	-16.31%
Sales Price	\$729,648	\$713,672	-2.19%
Sales Price to Assessed Value	1.149	1.151	0.19%

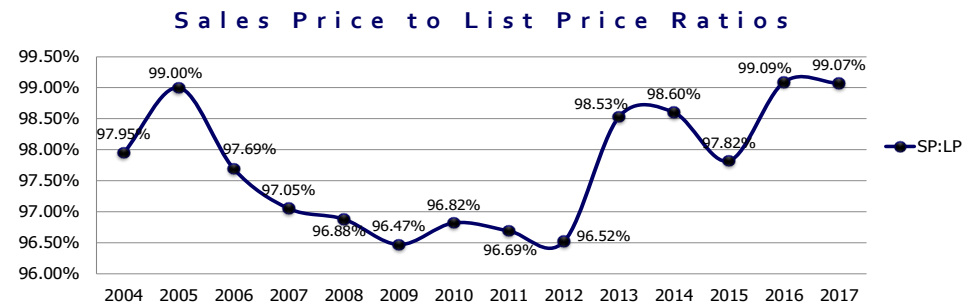


YTD	2017	2018	% Change
# Units Sold	417	385	-7.67%
Active Listings	71	98	38.03%
Under Contracts	51	33	-35.29%

Livingston Yearly Market Trends



Livingston Yearly Market Trends



	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
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	\$690,777	\$742,206
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	\$677,959	\$729,648

