

Livingston

January 2019 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	17 N Ashby Avenue	CapeCod	3	1.2	53	\$359,900	\$339,900	\$345,000	101.50%	\$383,500	0.90
2	156 N Livingston Avenue	Ranch	3	2.0	29	\$368,500	\$368,500	\$360,000	97.69%	\$396,000	0.91
3	211 Walnut Street	CapeCod	3	1.1	96	\$429,900	\$409,900	\$405,000	98.80%	\$513,100	0.79
4	501 Kensington Lane	TwnEndUn	2	2.0	150	\$470,000	\$455,000	\$427,500	93.96%	\$398,300	1.07
5	88 Elmwood Drive	Ranch	4	2.0	18	\$425,000	\$425,000	\$459,000	108.00%	\$410,000	1.12
6	51 S Ashby Avenue	CapeCod	4	2.0	44	\$496,000	\$486,000	\$478,000	98.35%	\$396,500	1.21
7	35 Fieldstone Drive	Split Level	3	2.1	21	\$549,000	\$549,000	\$540,000	98.36%	\$555,700	0.97
8	3411 Pointe Gate Drive	HighRise	2	2.1	207	\$619,000	\$589,000	\$555,000	94.23%	\$442,100	1.26
9	10 Page Place	Split Level	4	2.1	21	\$685,000	\$685,000	\$655,000	95.62%	\$548,200	1.19
10	26 Tremont Terrace	Colonial	4	2.1	19	\$750,000	\$750,000	\$732,500	97.67%	\$667,100	1.10
11	19 Redwood Road	Colonial	5	3.0	97	\$885,000	\$849,900	\$827,000	97.31%		
12	30 Ridge Drive	Colonial	4	3.1	27	\$875,000	\$875,000	\$830,000	94.86%	\$715,100	1.16
13	11 Tilden Court	Colonial	4	3.2	23	\$890,000	\$890,000	\$870,000	97.75%	\$795,900	1.09
14	29 Deerfield Road	Colonial	4	3.0	3	\$870,000	\$870,000	\$870,000	100.00%		
15	237 E Mc Clellan Avenue	Custom	4	3.1	43	\$889,900	\$879,900	\$885,000	100.58%	\$777,700	1.14
16	50 Melrose Drive	Colonial	4	3.1	61	\$1,088,000	\$1,038,000	\$985,000	94.89%		
AVERAGE					57	\$665,638	\$653,756	\$639,000	98.10%		1.07

"Active" Listings in Livingston

Number of Units: 104
 Average List Price: \$895,945
 Average Days on Market: 83

"Under Contract" Listings in Livingston

Number of Units: 41
 Average List Price: \$897,551
 Average Days on Market: 77

Livingston 2019 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	57												57
List Price	\$653,756												\$ 653,756
Sales Price	\$639,000												\$ 639,000
SP:LP%	98.10%												98.10%
SP to AV	1.07												1.07
# Units Sold	16												16
3 Mo Rate of Ab	4.73												4.73
Active Listings	104												104
Under Contracts	41												41

Flashback! YTD 2018 vs YTD 2019

YTD	2018	2019	% Change
DOM	46	57	24.72%
Sales Price	\$656,506	\$639,000	-2.67%
LP:SP	103.19%	98.10%	-4.93%
SP:AV	1.11	1.07	-3.56%

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YTD	2018	2019	% Change
# Units Sold	27	16	-40.74%
Rate of Ab 3 Mo	2.39	4.73	97.91%
Actives	83	104	25.30%
Under Contracts	43	41	-4.65%

Livingston Yearly Market Trends

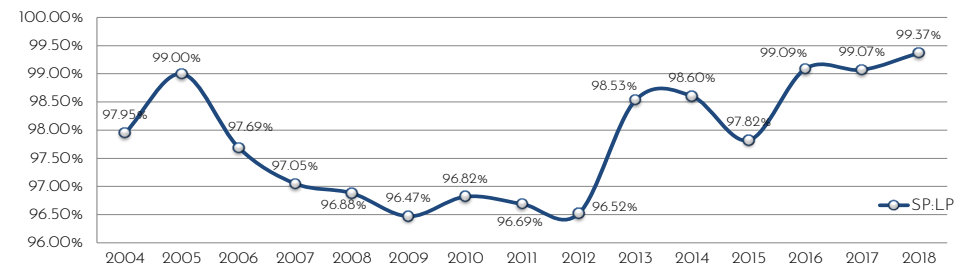
Average List Price vs. Sales Price



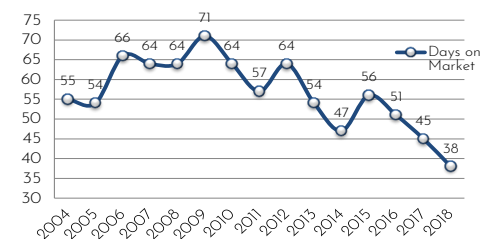
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
LP	\$601,135	\$661,426	\$664,870	\$748,413	\$662,317	\$627,865	\$672,470	\$595,503	\$619,248	\$662,845	\$639,989	\$708,512	\$690,777	\$742,206	\$722,917
SP	\$582,177	\$650,679	\$648,695	\$720,873	\$638,797	\$597,355	\$649,233	\$573,206	\$595,914	\$649,260	\$629,350	\$689,751	\$677,959	\$729,648	\$713,672

Livingston Yearly Market Trends

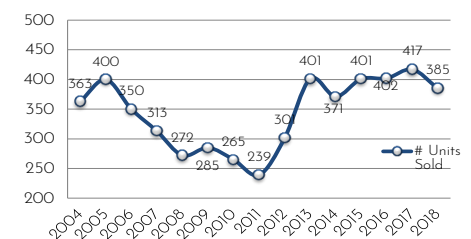
Sales Price to List Price Ratios



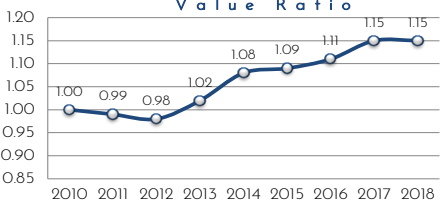
Average Days on Market



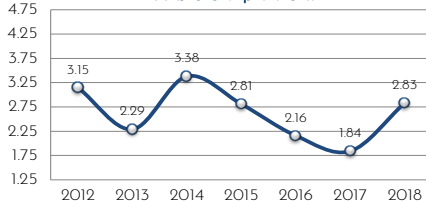
Number of Units Sold



Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



2009 Tax Re-Evaluation

Data only available until 2012