



Livingston

August 2019 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	56 Dorothy Avenue	Colonial	2	2.0	23	\$375,000	\$355,000	\$350,000	98.59%	\$356,600	0.98
2	26 Filmore Avenue	Colonial	2	1.1	50	\$389,900	\$375,000	\$365,000	97.33%	\$350,000	1.04
3	38 Crest View Hill Road	CapeCod	3	1.0	27	\$399,000	\$399,000	\$392,000	98.25%	\$356,700	1.10
4	24 Lee Road	CapeCod	3	2.0	36	\$424,900	\$410,000	\$400,000	97.56%	\$400,000	1.00
5	5 W Lawn Road	Colonial	3	1.1	40	\$450,000	\$435,000	\$425,000	97.70%	\$387,000	1.10
6	33 Lee Road	Aframe	3	3.0	71	\$499,900	\$459,000	\$445,000	96.95%	\$349,600	1.27
7	10 Rale Terrace	Split Level	3	2.1	28	\$599,000	\$530,000	\$450,000	84.91%	\$517,000	0.87
8	96 Sykes Avenue	Colonial	4	2.0	67	\$485,000	\$459,000	\$455,000	99.13%	\$455,400	1.00
9	15 Burnet Hill Road	Split Level	3	1.1	22	\$475,000	\$475,000	\$470,000	98.95%	\$385,600	1.22
10	69 N Ashby Avenue	Split Level	3	2.1	48	\$550,000	\$499,900	\$495,000	99.02%	\$427,300	1.16
11	28 Wilson Terrace	CapeCod	4	2.1	70	\$520,000	\$509,900	\$509,000	99.82%	\$384,300	1.32
12	156 N Livingston Avenue	RanchRas	4	2.0	69	\$579,000	\$545,000	\$520,000	95.41%	\$396,000	1.31
13	13 Midway Drive	Colonial	3	2.0	44	\$539,900	\$539,900	\$525,000	97.24%	\$442,400	1.19
14	5211 Pointe Gate Drive	TwndEndUn	2	2.1	32	\$549,000	\$549,000	\$535,000	97.45%	\$443,400	1.21
15	235 Hillside	Split Level	4	2.1	24	\$599,000	\$549,000	\$550,000	100.18%	\$572,600	0.96
16	26 Montgomery Road	CapeCod	4	2.1	10	\$550,000	\$550,000	\$550,000	100.00%	\$448,400	1.23
17	30 Shrewsbury Drive	RanchRas	5	2.1	26	\$549,000	\$549,000	\$555,000	101.09%	\$531,900	1.04
18	45 Elmwood Drive	Custom	5	2.0	54	\$570,000	\$570,000	\$558,500	97.98%	\$454,900	1.23
19	4 Arbor Court	Colonial	4	2.0	16	\$559,900	\$559,900	\$559,900	100.00%	\$566,400	0.99
20	9 Midway Drive	Colonial	4	3.0	23	\$595,000	\$595,000	\$577,500	97.06%	\$495,400	1.17
21	28 Glannon Road	Colonial	3	1.1	33	\$569,000	\$569,000	\$590,000	103.69%	\$423,400	1.39
22	4 N Hillside Avenue	Split Level	4	2.1	15	\$650,000	\$650,000	\$595,000	91.54%	\$589,300	1.01
23	18 McCall Avenue	TwndEndUn	3	2.2	30	\$599,999	\$599,999	\$599,900	99.98%		
24	45 Brookside Avenue	Colonial	4	2.1	71	\$665,000	\$665,000	\$630,000	94.74%	\$564,300	1.12
25	14 Edgemere Road	Custom	5	2.1	27	\$649,000	\$649,000	\$640,000	98.61%	\$496,600	1.29
26	3 Cliffside Drive	Ranch	3	1.1	238	\$649,000	\$649,000	\$645,000	99.38%	\$414,000	1.56
27	20 Pebble Beach Drive	TwndIntUn	3	3.1	81	\$685,000	\$669,000	\$645,000	96.41%	\$601,800	1.07
28	80 Sykes Avenue	Split Level	3	2.1	37	\$649,900	\$649,900	\$645,000	99.25%	\$386,900	1.67
29	34 Baker Road	Ranch	4	3.0	14	\$649,000	\$649,000	\$650,000	100.15%	\$586,300	1.11
30	25 Mounthaven Drive	Colonial	4	3.1	134	\$669,000	\$669,000	\$659,500	98.58%	\$618,900	1.07

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31	28 Carillon Circle	TwnIntUn	3	2.2	69	\$695,000	\$695,000	\$670,000	96.40%	\$672,700	1.00
32	17 Dickinson Lane	Colonial	5	4.0	44	\$719,000	\$719,000	\$685,000	95.27%	\$355,000	1.93
33	98 N Hillside Avenue	Colonial	4	2.1	78	\$799,000	\$725,000	\$710,000	97.93%	\$695,000	1.02
34	6 Ridgewood Drive	Split Level	4	2.1	12	\$725,000	\$725,000	\$735,000	101.38%	\$575,000	1.28
35	213 E Cedar Street	RanchExp	4	4.0	9	\$759,000	\$759,000	\$750,000	98.81%	\$579,200	1.29
36	165 E Cedar Street	Custom	6	3.1	15	\$749,000	\$749,000	\$750,000	100.13%	\$725,100	1.03
37	19 W Lawn Road	Colonial	6	3.0	79	\$799,000	\$799,000	\$768,500	96.18%	\$544,500	1.41
38	12 Champion Boulevard	TwnEndUn	3	3.1	86	\$870,000	\$799,000	\$777,500	97.31%	\$670,500	1.16
39	1 Franklin Avenue	Colonial	6	3.1	72	\$879,000	\$879,000	\$835,000	94.99%		
40	7 Wilshire Drive	Ranch	4	3.1	95	\$989,000	\$989,000	\$880,000	88.98%	\$849,100	1.04
41	69 Edgemere Road	Colonial	4	2.1	5	\$919,000	\$919,000	\$916,000	99.67%	\$688,000	1.33
42	22 Dellmead Drive	Colonial	4	3.0	46	\$950,000	\$950,000	\$930,000	97.89%	\$810,000	1.15
43	4 Woodcrest Drive	Colonial	5	3.1	32	\$949,000	\$949,000	\$939,000	98.95%		
44	3 Aspen Drive	Contemp	5	3.2	32	\$1,075,000	\$1,075,000	\$990,000	92.09%	\$1,008,400	0.98
45	76 Ridge Drive	Custom	5	4.1	22	\$1,000,000	\$989,000	\$995,000	100.61%	\$892,500	1.11
46	10 Notch Hill Drive	Colonial	7	8.2	28	\$1,100,000	\$1,100,000	\$1,000,000	90.91%	\$3,162,700	0.32
47	16 Rockhill Drive	Colonial	5	3.1	20	\$1,050,000	\$1,050,000	\$1,125,000	107.14%	\$857,000	1.31
48	18 Thames Drive	Colonial	5	4.2	176	\$1,475,000	\$1,395,000	\$1,375,000	98.57%	\$1,050,000	1.31
49	28 Chelsea Drive	Custom	5	4.1	21	\$1,395,000	\$1,395,000	\$1,506,000	107.96%	\$1,556,400	0.97
50	6 Harvard Place	Custom	6	5.1	99	\$1,595,000	\$1,595,000	\$1,595,000	100.00%	\$1,334,800	1.19
AVERAGE					50	\$723,688	\$711,750	\$698,366	97.96%		1.16

"Active" Listings in Livingston

Number of Units: 132
 Average List Price: \$976,844
 Average Days on Market: 87

"Under Contract" Listings in Livingston

Number of Units: 60
 Average List Price: \$911,713
 Average Days on Market: 62

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	53	53	75	42	34	33	50					48
List Price	\$653,756	\$696,692	\$608,516	\$685,611	\$728,305	\$794,353	\$739,500	\$711,750					\$714,282
Sales Price	\$639,000	\$685,792	\$598,332	\$671,977	\$713,176	\$765,393	\$727,049	\$698,366					\$698,509
SP:LP%	98.10%	97.93%	98.10%	98.28%	97.85%	98.32%	98.94%	97.96%					98.23%
SP to AV	1.07	1.09	1.15	1.09	1.07	1.14	1.22	1.16					1.14
# Units Sold	16	12	25	35	34	43	41	50					256
3 Mo Rate of Ab	4.73	6.35	6.93	5.39	5.28	3.87	3.83	2.91					4.91
Active Listings	104	116	134	146	159	138	144	132					134
Under Contracts	41	54	68	85	95	96	78	60					72

Flashback! YTD 2018 vs YTD 2019

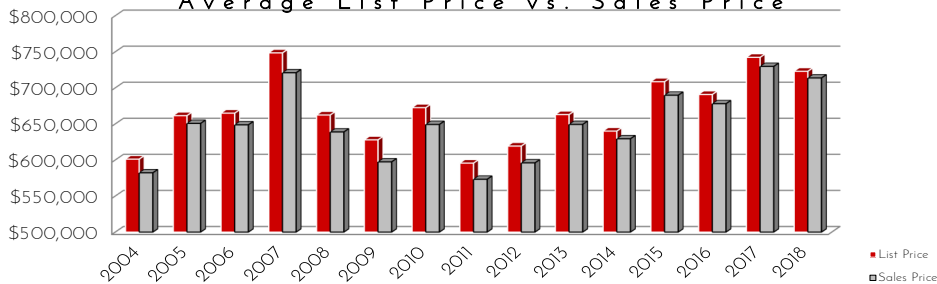
YTD	2018	2019	% Change
DOM	35	48	35.51%
Sales Price	\$721,826	\$698,509	-3.23%
LP:SP	99.53%	98.23%	-1.31%
SP:AV	1.17	1.14	-2.78%



YTD	2018	2019	% Change
# Units Sold	280	256	-8.57%
Rate of Ab 3 Mo	2.46	2.91	18.29%
Actives	126	132	4.76%
Under Contracts	54	60	11.11%

Livingston Yearly Market Trends

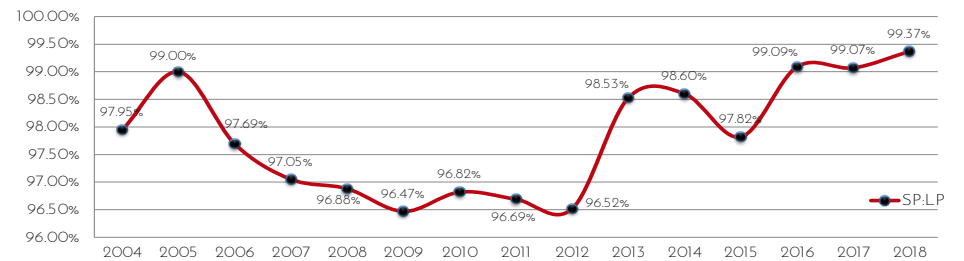
Average List Price vs. Sales Price



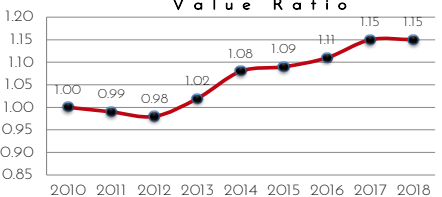
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
LP	\$601,135	\$661,426	\$664,870	\$748,413	\$662,317	\$627,865	\$672,470	\$595,503	\$619,248	\$662,845	\$639,989	\$708,512	\$690,777	\$742,206	\$722,917
SP	\$582,177	\$650,679	\$648,695	\$720,873	\$638,797	\$597,355	\$649,233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

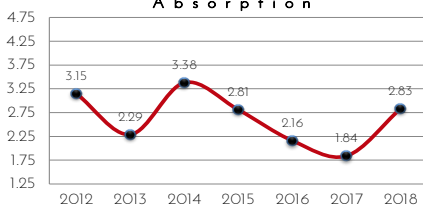


Sales Price to Assessed Value Ratio



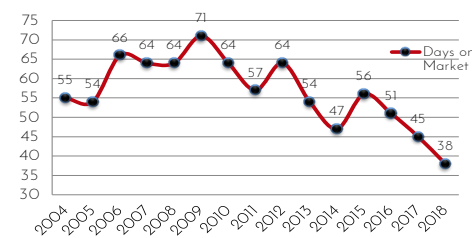
2009 Tax Re-Evaluation

12 Month Rate of Absorption



Data only available until 2012

Average Days on Market



Number of Units Sold

