



Livingston

October 2019 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	51 Manor Road	CapeCod	3	1.1	23	\$425,000	\$425,000	\$399,000	93.88%	\$362,900	1.10
2	45 W Mc Clellan Avenue	Split Level	3	2.0	13	\$419,000	\$419,000	\$400,000	95.47%	\$388,100	1.03
3	911 Kensington Lane	TwnIntUn	3	2.1	125	\$560,000	\$529,500	\$510,000	96.32%	\$479,800	1.06
4	315 Regal Boulevard	TwnEndUn	3	2.1	16	\$540,000	\$540,000	\$520,000	96.30%	\$495,800	1.05
5	320 Beaufort Avenue	Split Level	3	3.0	13	\$529,500	\$529,500	\$543,000	102.55%	\$533,700	1.02
6	1302 Pointe Gate Drive	TwnEndUn	2	2.1	45	\$565,900	\$565,900	\$550,000	97.19%	\$443,400	1.24
7	60 Lee Road	Split Level	4	2.0	25	\$599,900	\$599,900	\$550,000	91.68%	\$492,100	1.12
8	41 Edgemere Road	Bi-Level	4	2.0	40	\$588,000	\$569,000	\$555,000	97.54%	\$476,400	1.16
9	13 Clover Lane	Split Level	3	2.1	10	\$549,000	\$549,000	\$555,000	101.09%	\$493,000	1.13
10	59 Amelia Avenue	Split Level	3	2.1	123	\$599,000	\$575,000	\$560,000	97.39%	\$448,100	1.25
11	14 Spalding Drive	Ranch	4	2.0	24	\$565,000	\$565,000	\$570,000	100.88%	\$423,600	1.35
12	40 Intervale Road	Ranch	4	2.1	103	\$650,000	\$650,000	\$635,000	97.69%	\$490,700	1.29
13	10 Brandon Avenue	SplitLev	4	3.1	26	\$699,000	\$699,000	\$665,000	95.14%	\$535,000	1.24
14	65 Eastbrook Terrace	Split Level	4	3.0	33	\$729,900	\$699,900	\$670,000	95.73%		
15	12 Cedar Gate Court	TwnIntUn	3	3.1	87	\$825,000	\$799,999	\$750,000	93.75%	\$759,000	0.99
16	40 Rumson Road	Custom	5	4.1	47	\$975,000	\$925,000	\$907,500	98.11%	\$949,600	0.96
17	19 Hemlock Road	Contemp	5	4.1	64	\$1,069,000	\$1,019,000	\$950,000	93.23%	\$926,400	1.03
18	42 Franklin Avenue	Colonial	4	4.1	44	\$999,000	\$999,000	\$975,000	97.60%	\$731,900	1.33
19	17 Camelot Drive	Custom	5	3.1	152	\$1,280,000	\$1,180,000	\$1,125,000	95.34%	\$948,500	1.19
20	29 Norman Court	Colonial	5	4.1	1	\$1,150,000	\$1,150,000	\$1,165,000	101.30%	\$1,217,400	0.96



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21	33 Burnet Hill Road	Colonial	6	4.1	8	\$1,169,000	\$1,169,900	\$1,171,700	100.15%		
22	7 Nottingham Road	Colonial	5	4.2	20	\$1,399,000	\$1,399,000	\$1,340,000	95.78%	\$1,321,000	1.01
23	23 Hadrian Drive	Colonial	5	5.1	71	\$1,475,000	\$1,394,998	\$1,367,500	98.03%	\$1,100,000	1.24
24	9 Jason Lane	Custom	6	6.3	57	\$1,999,999	\$1,999,999	\$1,650,000	82.50%	\$1,578,100	1.05
25	34 Mountain Ridge Drive	Custom	6	6.2	5	\$3,995,000	\$3,650,000	\$3,100,000	84.93%	\$2,750,000	1.13
AVERAGE					47	\$974,208	\$944,104	\$887,348	95.98%		1.13

Active Listings in Livingston

Number of Units:	116
Average List Price:	\$1,021,002
Average Days on Market:	78

Under Contract Listings in Livingston

Number of Units:	57
Average List Price:	\$931,403
Average Days on Market:	59

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	53	47			48
List Price	\$653,756	\$696,692	\$608,516	\$685,611	\$728,305	\$794,353	\$739,500	\$711,750	\$732,943	\$944,104			\$734,546
Sales Price	\$639,000	\$685,792	\$598,332	\$671,977	\$713,176	\$765,393	\$727,049	\$698,366	\$706,469	\$887,348			\$714,405
SP:LP%	98.10%	97.93%	98.10%	98.28%	97.85%	98.32%	98.94%	97.96%	97.80%	95.98%			98.01%
SP to AV	1.07	1.09	1.15	1.09	1.07	1.14	1.22	1.16	1.12	1.13			1.13
# Units Sold	16	12	25	35	34	43	41	50	32	25			313
3 Mo Rate of Ab	4.73	6.35	6.93	5.39	5.28	3.87	3.83	2.91	3.21	3.17			4.57
Active Listings	104	116	134	146	159	138	144	132	128	116			132
Under Contracts	41	54	68	85	95	96	78	60	49	57			68

Flashback! YTD 2018 vs YTD 2019

YTD	2018	2019	% Change
DOM	36	48	35.84%
Sales Price	\$728,392	\$714,405	-1.92%
LP:SP	99.62%	98.01%	-1.62%
SP:AV	1.16	1.13	-2.38%



YTD	2018	2019	% Change
# Units Sold	343	313	-8.75%
Rate of Ab 3 Mo	3.78	3.17	-16.14%
Actives	127	116	-8.66%
Under Contracts	48	57	18.75%

Livingston Yearly Market Trends

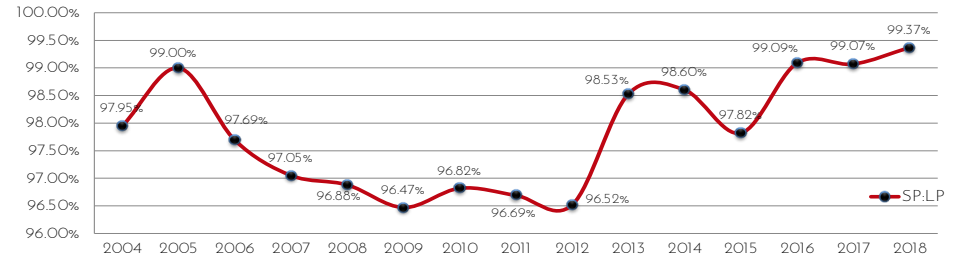
Average List Price vs. Sales Price



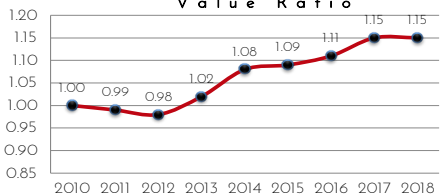
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
LP	\$601,135	\$661,426	\$664,870	\$748,413	\$662,317	\$627,865	\$672,470	\$595,503	\$619,248	\$662,845	\$639,989	\$708,512	\$690,777	\$742,206	\$722,917
SP	\$582,177	\$650,679	\$648,695	\$720,873	\$638,797	\$597,355	\$649,233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

Livingston Yearly Market Trends

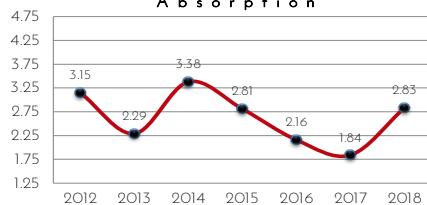
Sales Price to List Price Ratios



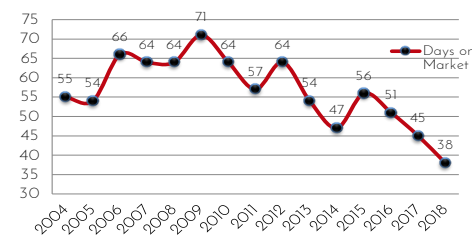
Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



Average Days on Market



Number of Units Sold

