

# LIVINGSTON

## August 2012 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Final List			Actual DOM	Original List		Total Assess-		
						Price	Sales Price	SP:FLP		Price	SP:OLP	ment	SP:AV	CD
1	65 W McClellan Avenue	SplitLev	3	1	13	\$355,000	\$345,000	97.18%	13	\$355,000	97.18%	\$388,900	0.89	8/1/2012
2	43 Mounthaven Drive	SplitLev	3	1	49	\$399,000	\$350,000	87.72%	49	\$399,000	87.72%	\$389,300	0.90	8/10/2012
3	59 Elmwood Drive	Ranch	3	1	133	\$369,000	\$358,500	97.15%	314	\$399,900	89.65%	\$411,700	0.87	8/17/2012
4	20 Taconic Road	Ranch	3	1	51	\$349,900	\$360,000	102.89%	51	\$349,900	102.89%	\$380,000	0.95	8/30/2012
5	178 Grove Terrace	Ranch	3	1	13	\$425,000	\$400,000	94.12%	13	\$425,000	94.12%	\$436,700	0.92	8/31/2012
6	42 Walnut Street	Colo/Cust	4	2	58	\$399,000	\$413,000	103.51%	58	\$419,000	98.57%	\$393,900	1.05	8/17/2012
7	7 Manor Road	RanchRas	4	2	54	\$469,500	\$448,000	95.42%	54	\$469,500	95.42%	\$438,100	1.02	8/10/2012
8	35 Crossbrook Road	Colonial	3	3	127	\$499,999	\$475,000	95.00%	127	\$539,000	88.13%	\$518,100	0.92	8/24/2012
9	48 Lexington Drive	Colonial	3	2	8	\$485,000	\$479,000	98.76%	8	\$485,000	98.76%	\$432,400	1.11	8/1/2012
10	418 Kensington Lane	TwnEndUn	2	2	40	\$499,000	\$485,000	97.19%	135	\$529,900	91.53%	\$444,200	1.09	8/15/2012
11	71 Sykes Avenue	SplitLev	3	2	26	\$499,000	\$488,000	97.80%	207	\$589,000	82.85%	\$440,900	1.11	8/16/2012
12	410 Kensington Lane	TwnIntUn	3	2	22	\$519,000	\$505,000	97.30%	22	\$519,000	97.30%	\$479,800	1.05	8/20/2012
13	55 Sykes Avenue	SplitLev	4	3	16	\$499,000	\$510,000	102.20%	16	\$499,000	102.20%	\$484,300	1.05	8/27/2012
14	625 Binghampton Lane	TwnEndUn	3	2	78	\$539,800	\$530,000	98.18%	78	\$539,800	98.18%	\$495,800	1.07	8/10/2012
15	8 Burnet Hill Road	Custom	4	2	122	\$550,000	\$542,500	98.64%	272	\$700,000	77.50%	\$550,300	0.99	8/17/2012
16	6 Oakmont Court	TwnIntUn	3	2	106	\$629,000	\$600,000	95.39%	106	\$649,000	92.45%	\$542,100	1.11	8/10/2012
17	311 Binghampton Lane	TwnIntUn	3	2	44	\$630,000	\$620,000	98.41%	44	\$630,000	98.41%	\$574,500	1.08	8/17/2012
18	47 Wynnewood Road	SplitLev	4	2	13	\$648,900	\$650,000	100.17%	13	\$648,900	100.17%	\$532,300	1.22	8/17/2012
19	36 Ridge Drive	Colonial	4	3	12	\$642,000	\$655,000	102.02%	12	\$642,000	102.02%	\$595,200	1.10	8/7/2012
20	295 E Mt Pleasant Ave	Ranch	4	3	13	\$699,000	\$670,000	95.85%	13	\$699,000	95.85%	\$607,400	1.10	8/17/2012
21	701 Binghampton Lane	TwnEndUn	3	2	37	\$699,900	\$675,000	96.44%	37	\$749,000	90.12%	\$708,500	0.95	8/15/2012
22	48 Knollwood Drive	SplitLev	5	2	14	\$699,000	\$685,000	98.00%	14	\$699,000	98.00%	\$616,500	1.11	8/30/2012
23	14 Carrillon Circle	TwnIntUn	3	2	134	\$749,999	\$700,000	93.33%	399	\$769,900	90.92%	\$680,100	1.03	8/3/2012
24	20 Bear Brook Lane	SplitLev	5	3	17	\$699,000	\$701,350	100.34%	17	\$699,000	100.34%	\$647,700	1.08	8/10/2012
25	45 Winged Foot Drive	TwnEndUn	3	2	79	\$759,900	\$730,000	96.07%	122	\$815,000	89.57%	\$687,000	1.06	8/7/2012

\* ACTUAL DOM includes previous expired and withdrawn dates. OLP reflects the original asking price that a house entered the market for sale.

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Not intended to solicit a property already listed.

Information compiled from the Garden State Multiple Listing Service. Deemed Reliable but not Guaranteed.

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## August 2012 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Final List			Actual DOM	Original List Price	SP:OLP	Total Assessment	SP:AV	CD
						Price	Sales Price	SP:FLP						
26	1 Sheffield Court	Ranch	3	2	101	\$749,900	\$735,000	98.01%	101	\$789,000	93.16%	\$874,600	0.84	8/28/2012
27	70 Springbrook Road	SplitLev	6	4	15	\$719,000	\$783,000	108.90%	15	\$719,000	108.90%	\$680,000	1.15	8/17/2012
28	24 Notch Hill Drive	Ranch	4	3	22	\$799,000	\$790,000	98.87%	22	\$799,000	98.87%	\$1,064,800	0.74	8/17/2012
29	39 Aspen Drive	Colonial	5	4	6	\$800,000	\$794,000	99.25%	6	\$800,000	99.25%	\$833,000	0.95	8/15/2012
30	1 Templar Way	Colonial	4	2	12	\$829,000	\$825,000	99.52%	12	\$875,000	94.29%	\$895,900	0.92	8/27/2012
31	19 Stoneham Drive	Custom	4	3	84	\$929,900	\$890,000	95.71%	84	\$989,900	89.91%	\$948,000	0.94	8/26/2012
32	3 Driftwood Drive	Contemp	4	4	50	\$965,000	\$930,000	96.37%	50	\$965,000	96.37%	\$915,800	1.02	8/6/2012
33	26 Coventry Road	SplitLev	4	3	20	\$929,000	\$999,000	107.53%	20	\$929,000	107.53%	\$967,400	1.03	8/1/2012
34	17 Goodhart Drive	Colonial	5	3	23	\$1,099,999	\$999,999	90.91%	23	\$1,195,000	83.68%	\$1,038,800	0.96	8/28/2012
35	14 Sycamore Terrace	Colonial	5	5	1	\$1,150,000	\$1,110,000	96.52%	1	\$1,150,000	96.52%	\$367,800		8/10/2012
36	15 Vanderbilt Drive	Colonial	5	3	20	\$1,249,000	\$1,140,000	91.27%	20	\$1,249,000	91.27%	\$1,036,100	1.10	8/20/2012
37	10 Stonewall Drive	Ranch	4	4	10	\$1,099,000	\$1,235,000	112.37%	10	\$1,099,000	112.37%	\$911,600	1.35	8/3/2012
38	6 Culver Road	Custom	5	3	76	\$1,335,000	\$1,335,000	100.00%	259	\$1,595,000	83.70%	\$1,750,000	0.76	8/17/2012
39	34 Chelsea Drive	Colo/Cust	6	5	199	\$1,920,000	\$1,850,000	96.35%	380	\$2,195,000	84.28%	\$2,070,000	0.89	8/6/2012
<b>AVERAGE</b>					<b>49</b>	<b>\$725,326</b>	<b>\$712,599</b>	<b>98.22%</b>	<b>82</b>	<b>\$758,146</b>	<b>94.87%</b>		<b>1.01</b>	

### CURRENT "ACTIVE" LISTINGS IN LIVINGSTON

AS OF SEPTEMBER 9, 2012

Number of Units: 139

Average List Price: \$806,658

Average List Price to Assessed Value Ratio: 1.06

Average Days on Market: 101

### CURRENT "UNDER CONTRACT" LISTINGS IN LIVINGSTON

AS OF SEPTEMBER 9, 2012

Number of Units: 67

Average List Price: \$730,722

Average List Price to Assessed Value Ratio: 1.05

Average Days on Market: 71

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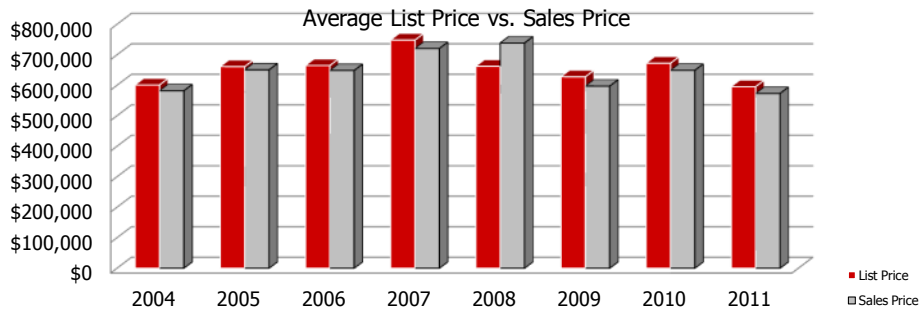
Information compiled from the Garden State Multiple Listing Service. Deemed Reliable but not Guaranteed.

# Livingston 2012 Year to Date Market Trends

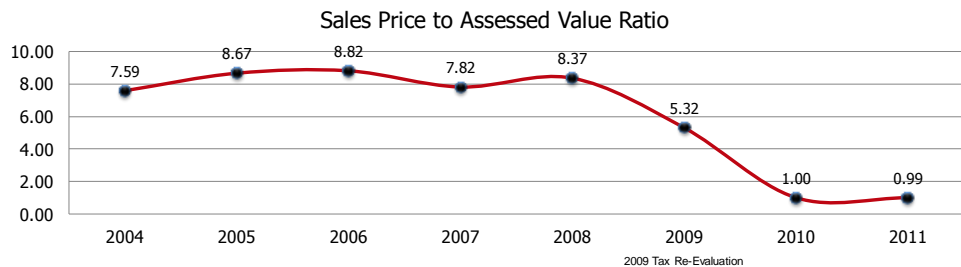
**August 2011 YTD:**  
**AVG YTD Sales Price: \$585,366**  
**DOM: 55**  
**#Units YTD: 166**  
**SP:AV 1.00**

	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	48	75	154	73	45	55	70	49					63
Final List Price	\$629,364	\$573,774	\$450,741	\$624,487	\$670,781	\$596,303	\$580,746	\$725,326					\$626,232
Sales Price	\$593,707	\$548,520	\$435,625	\$595,600	\$644,081	\$573,033	\$559,657	\$712,599					\$603,582
Sales Price as a % of FLP	95.90%	94.47%	96.15%	95.83%	96.68%	97.58%	96.27%	98.22%					96.67%
Actual DOM	130	105	176	115	118	122	113	82					112
Original List Price	\$723,721	\$600,826	\$524,353	\$665,422	\$712,741	\$623,112	\$611,931	\$758,146					\$665,316
Sales Price as a % of OLP	89.48%	90.31%	85.50%	92.29%	91.91%	93.66%	91.02%	94.87%					92.07%
Sales Price to Assessed Value	0.94	0.91	0.84	0.93	1.06	1.05	0.98	1.01					1.00
# Units Sold	13	19	8	23	27	33	37	39					199

## LIVINGSTON 2004 - 2011



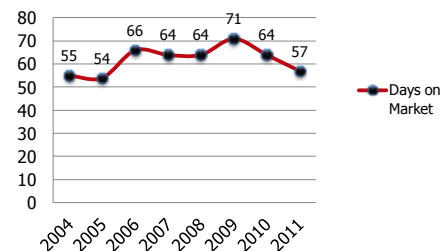
	2004	2005	2006	2007	2008	2009	2010	2011
LP	\$601,135	\$661,426	\$664,870	\$748,413	\$662,317	\$627,865	\$672,470	\$595,503
SP	\$582,177	\$650,679	\$648,695	\$720,873	\$638,797	\$597,355	\$649,233	\$573,206



## LIVINGSTON 2004 - 2011



### 2004-2011 Average Days on Market



### 2004-2011 # Units Sold

