

LIVINGSTON

July 2012 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Final List Price	Sales Price	SP:FLP	Actual DOM	Original List Price	SP:OLP	Total Assessment	SP:AV
1	241 Walnut Street	Ranch	2	1	182	\$250,000	\$193,000	77.20%	557	\$450,000	42.89%	\$505,600	0.38
2	222 E Northfield Road	Colonial	4	3	92	\$279,000	\$235,000	84.23%	273	\$450,000	52.22%	\$395,800	0.59
3	25 Melrose Drive	Ranch	3	1	513	\$305,000	\$300,000	98.36%	513	\$425,000	70.59%	\$402,900	0.74
4	275 E Mount Pleasant Ave	Colonial	4	2	73	\$355,000	\$320,000	90.14%	405	\$445,000	71.91%	\$465,700	0.69
5	56 Hazelwood Avenue	CapeCod	3	2	42	\$349,000	\$325,000	93.12%	197	\$389,000	83.55%	\$428,700	0.76
6	190 Beaufort Avenue	Colonial	3	1	45	\$349,900	\$330,000	94.31%	45	\$349,900	94.31%	\$364,000	0.91
7	190 N Livingston Avenue	Colonial	4	3	272	\$359,900	\$345,000	95.86%	272	\$425,000	81.18%	\$393,700	0.88
8	13 Park Drive	Colonial	5	2	5	\$438,800	\$420,000	95.72%	5	\$438,800	95.72%	\$425,700	0.99
9	50 Amherst Place	Colonial	3	2	5	\$439,000	\$439,000	100.00%	5	\$439,000	100.00%	\$364,200	1.21
10	420 Kensington Lane	TwnEndUn	2	2	27	\$448,800	\$443,500	98.82%	27	\$448,800	98.82%	\$398,300	1.11
11	68 Brookside Avenue	Bi-Level	4	1	21	\$468,000	\$445,000	95.09%	21	\$468,000	95.09%	\$483,700	0.92
12	8 Kathay Drive	SplitLev	3	3	51	\$469,000	\$445,000	94.88%	51	\$489,000	91.00%	\$492,200	0.90
13	7 Hazelwood Avenue	CapeCod	3	3	37	\$447,000	\$450,000	100.67%	37	\$465,000	96.77%	\$469,200	0.96
14	22 Lexington Drive	Colonial	4	1	0	\$445,000	\$456,500	102.58%	0	\$445,000	102.58%	\$424,400	1.08
15	18 Claremont Avenue	SplitLev	3	2	17	\$485,000	\$478,250	98.61%	17	\$485,000	98.61%	\$423,100	1.13
16	12 Montgomery Road	Colonial	3	1	57	\$500,000	\$482,500	96.50%	57	\$500,000	96.50%	\$451,100	1.07
17	78 E McClellan Avenue	Bi-Level	4	2	129	\$519,900	\$490,000	94.25%	230	\$529,900	92.47%	\$369,000	1.33
18	62 Sykes Avenue	SplitLev	3	2	20	\$499,000	\$510,000	102.20%	20	\$499,000	102.20%	\$469,700	1.09
19	29 Bear Brook Lane	Bi-Level	4	2	58	\$519,000	\$515,000	99.23%	58	\$549,000	93.81%	\$577,900	0.89
20	15 Trinity Drive	SplitLev	4	2	1	\$525,000	\$525,000	100.00%	1	\$525,000	100.00%	\$552,900	0.95
21	507 Kensington Lane	TwnIntUn	3	2	51	\$532,500	\$525,000	98.59%	51	\$532,500	98.59%	\$479,800	1.09
22	105 Kensington Lane	TwnEndUn	3	2	16	\$545,000	\$525,000	96.33%	16	\$545,000	96.33%	\$495,800	1.06
23	47 Trocha Avenue	Bi-Level	4	2	8	\$549,000	\$535,000	97.45%	8	\$549,000	97.45%	\$512,400	1.04
24	14 Plymouth Drive	SplitLev	4	3	42	\$569,000	\$560,000	98.42%	42	\$589,000	95.08%	\$452,000	1.24
25	2-A Browning Drive	Ranch	3	2	11	\$575,000	\$575,000	100.00%	11	\$575,000	100.00%	\$547,700	1.05

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* 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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26	1 Tabor Court	Bi-Level	4	3	25	\$595,000	\$586,000	98.49%	25	\$595,000	98.49%	\$609,300	0.96
27	19 Rossmore Terrace	Colonial	4	2	87	\$619,000	\$619,000	100.00%	87	\$698,000	88.68%	\$502,900	1.23
28	18 Rockhill Drive	Ranch	3	2	18	\$600,000	\$626,551	104.43%	18	\$600,000	104.43%	\$626,000	1.00
29	5 Rockhill Drive	SplitLev	4	2	16	\$660,000	\$630,000	95.45%	16	\$660,000	95.45%	\$653,100	0.96
30	12 Downing Place	SplitLev	4	2	113	\$715,000	\$700,000	97.90%	113	\$769,750	90.94%	\$676,800	1.03
31	217 Beaufort Avenue	Cont/Colo	4	2	40	\$739,000	\$705,000	95.40%	390	\$825,000	85.45%	\$717,800	0.98
32	11 Hemlock Road	Ranch	4	3	105	\$825,000	\$785,000	95.15%	105	\$825,000	95.15%	\$749,600	1.05
33	4 Burlington Road	Colo/Cust	4	3	266	\$849,900	\$800,000	94.13%	348	\$924,900	86.50%	\$829,900	0.96
34	12 Chetwynd Terrace	Ranch	3	3	30	\$839,900	\$824,500	98.17%	30	\$839,900	98.17%	\$723,300	1.14
35	27 Aspen Drive	Contemp	5	3	68	\$899,000	\$839,900	93.43%	68	\$899,000	93.43%	\$835,000	1.01
36	17 Westgate Road	Colonial	4	2	2	\$1,049,000	\$988,590	94.24%	2	\$1,049,000	94.24%	\$0	
37	25 Chelsea Drive	Custom	5	6	50	\$1,875,000	\$1,735,000	92.53%	51	\$1,950,000	88.97%	\$1,650,600	1.05
AVERAGE					70	\$580,746	\$559,657	96.27%	113	\$611,931	91.02%		0.98

CURRENT "ACTIVE" LISTINGS IN LIVINGSTON
AS OF AUGUST 13, 2012

Number of Units: 160

Average List Price: \$797,460

Average List Price to Assessed Value Ratio: 1.04

Average Days on Market: 96

CURRENT "UNDER CONTRACT" LISTINGS IN LIVINGSTON
AS OF AUGUST 13, 2012

Number of Units: 75

Average List Price: \$709,745

Average List Price to Assessed Value Ratio: 1.06

Average Days on Market: 58

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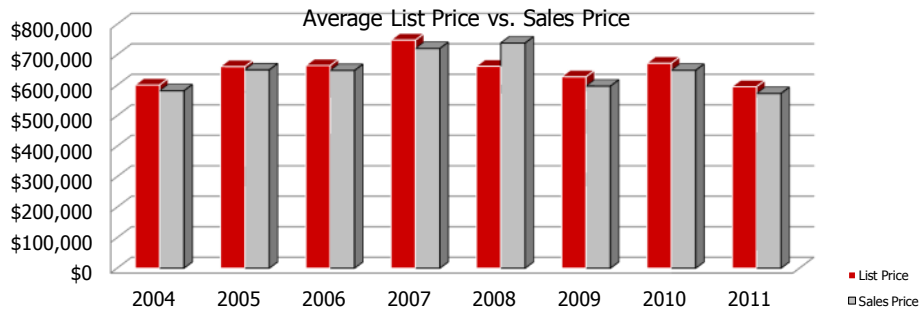
Information compiled from the Garden State Multiple Listing Service. Deemed Reliable but not Guaranteed.

Livingston 2012 Year to Date Market Trends

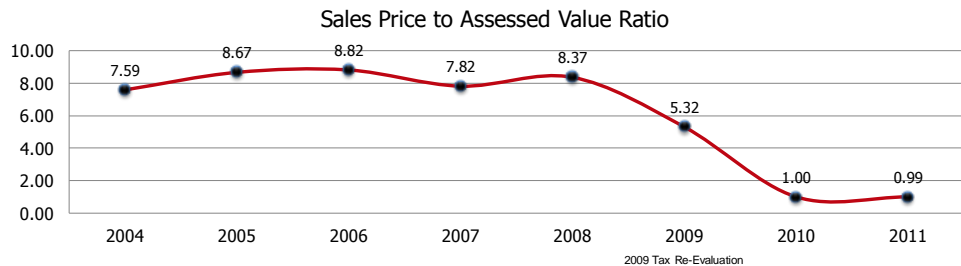
July 2011 YTD:
AVG YTD Sales Price: \$574,858
DOM: 54
#Units YTD: 125
SP:AV 0.99

	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	48	75	154	73	45	55	70						66
Final List Price	\$629,364	\$573,774	\$450,741	\$624,487	\$670,781	\$596,303	\$580,746						\$602,227
Sales Price	\$593,707	\$548,520	\$435,625	\$595,600	\$644,081	\$573,033	\$559,657						\$577,175
Sales Price as a % of FLP	95.90%	94.47%	96.15%	95.83%	96.68%	97.58%	96.27%						96.29%
Actual DOM	130	105	176	115	118	122	113						119
Original List Price	\$723,721	\$600,826	\$524,353	\$665,422	\$712,741	\$623,112	\$611,931						\$642,829
Sales Price as a % of OLP	89.48%	90.31%	85.50%	92.29%	91.91%	93.66%	91.02%						91.40%
Sales Price to As- # Units Sold	0.94 13	0.91 19	0.84 8	0.93 23	1.06 27	1.05 33	0.98 37						0.99 160

LIVINGSTON 2004 - 2011



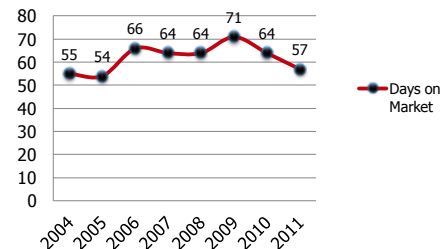
	2004	2005	2006	2007	2008	2009	2010	2011
LP	\$601,135	\$661,426	\$664,870	\$748,413	\$662,317	\$627,865	\$672,470	\$595,503
SP	\$582,177	\$650,679	\$648,695	\$720,873	\$638,797	\$597,355	\$649,233	\$573,206



LIVINGSTON 2004 - 2011



2004-2011 Average Days on Market



2004-2011 # Units Sold

