

# LIVINGSTON

## September 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	29 N Baums Court	FixrUppr	3	2	4	\$249,900	\$238,000	95.24%	4	\$249,900	95.24%	\$508,200	0.47
2	13 Melrose Drive	Ranch	3	1	14	\$299,000	\$299,000	100.00%	14	\$299,000	100.00%	\$405,000	0.74
3	335 W Northfield Road	Ranch	3	1	135	\$339,000	\$310,000	91.45%	135	\$349,000	88.83%	\$467,600	0.66
4	257 N Livingston Avenue	Colonial	3	2	52	\$369,000	\$345,000	93.50%	429	\$439,000	78.59%	\$535,300	0.64
5	90 W Northfield Road	Colonial	4	1	354	\$369,000	\$350,000	94.85%	354	\$425,000	82.35%	\$410,800	0.85
6	22 Sycamore Avenue	CapeCod	3	2	13	\$369,000	\$355,000	96.21%	13	\$369,000	96.21%	\$417,100	0.85
7	13 N Baums Court	Colonial	3	1	43	\$389,000	\$377,000	96.92%	43	\$400,000	94.25%	\$456,400	0.83
8	18 Riker Hill Road	SplitLev	3	1	10	\$399,900	\$400,000	100.03%	10	\$399,900	100.03%	\$414,200	0.97
9	53 N Ashby Avenue	SplitLev	3	2	17	\$449,000	\$403,750	89.92%	17	\$449,000	89.92%	\$405,600	1.00
10	39 Coddington Terrace	Ranch	3	2	156	\$445,000	\$415,000	93.26%	156	\$495,000	83.84%	\$540,700	0.77
11	54 Bryant Drive	SplitLev	3	2	23	\$450,000	\$455,000	101.11%	23	\$469,000	97.01%	\$400,100	1.14
12	14 W McClellan Avenue	SplitLev	4	3	41	\$457,000	\$455,000	99.56%	41	\$489,000	93.05%	\$446,100	1.02
13	57 Trocha Avenue	Bi-Level	4	1	23	\$485,000	\$467,000	96.29%	23	\$485,000	96.29%	\$484,100	0.96
14	29 Oakwood Avenue	Colonial	3	2	7	\$445,000	\$485,000	108.99%	7	\$445,000	108.99%	\$390,500	1.24
15	16 Elmwood Drive	Colonial	5	3	36	\$489,900	\$490,000	100.02%	36	\$489,900	100.02%	\$482,900	1.01
16	909 Kensington Lane	TwnIntUn	3	2	35	\$519,800	\$500,000	96.19%	35	\$519,800	96.19%	\$479,800	1.04
17	237 E Cedar Street	SplitLev	4	2	57	\$509,000	\$508,000	99.80%	57	\$549,000	92.53%	\$538,500	0.94
18	10 Kearney Terrace	Colonial	4	3	33	\$525,000	\$510,000	97.14%	33	\$525,000	97.14%	\$603,400	0.85
19	4 Alpine Way	Bi-Level	3	3	21	\$549,000	\$575,000	104.74%	125	\$675,000	85.19%	\$577,700	1.00
20	10 Cyprus Lane	TwnEndUn	3	3	289	\$739,900	\$690,000	93.26%	289	\$780,000	88.46%	\$755,400	0.91

\* ACTUAL DOM includes previous expired and withdrawn dates.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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21	7 Chetwynd Terrace	Ranch	4	3	154	\$888,000	\$798,000	89.86%	361	\$965,000	82.69%	\$964,600	0.83
22	53 S Mitchell Avenue	Colonial	5	3	17	\$850,000	\$840,000	98.82%	83	\$899,000	93.44%		
23	4 Heather Lane	Contemp	4	4	85	\$949,000	\$925,000	97.47%	85	\$949,000	97.47%	\$931,900	0.99
24	5 Notch Hill Drive	Custom	6	3	77	\$995,000	\$995,000	100.00%	145	\$1,375,000	72.36%	\$1,375,400	0.72
25	16 Surrey Lane	Colonial	5	4	20	\$1,599,000	\$1,462,500	91.46%	20	\$1,599,000	91.46%	\$0	
<b>AVERAGE</b>					69	\$565,136	\$545,930	97.04%	102	\$603,540	92.06%		0.89

### CURRENT **“ACTIVE”** LISTINGS IN LIVINGSTON

AS OF OCTOBER 9, 2012

Number of Units: 125

Average List Price: \$799,659

Average List Price to Assessed Value Ratio: 1.01

Average Days on Market: 111

### CURRENT **“UNDER CONTRACT”** LISTINGS IN LIVINGSTON

AS OF OCTOBER 9, 2012

Number of Units: 75

Average List Price: \$707,870

Average List Price to Assessed Value Ratio: 0.99

Average Days on Market: 72

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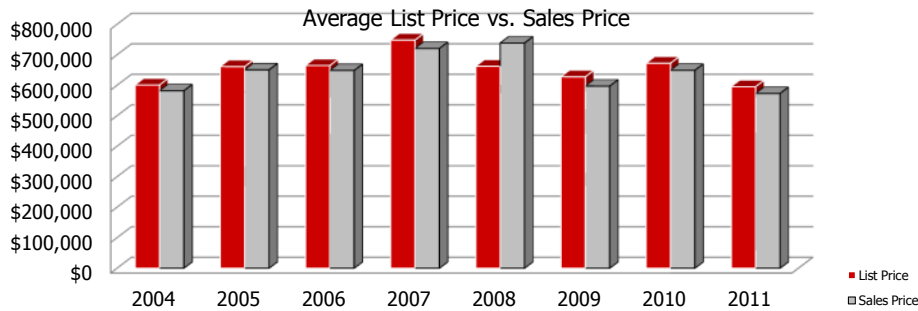
Information compiled from the Garden State Multiple Listing Service. Deemed Reliable but not Guaranteed.

# Livingston 2012 Year to Date Market Trends

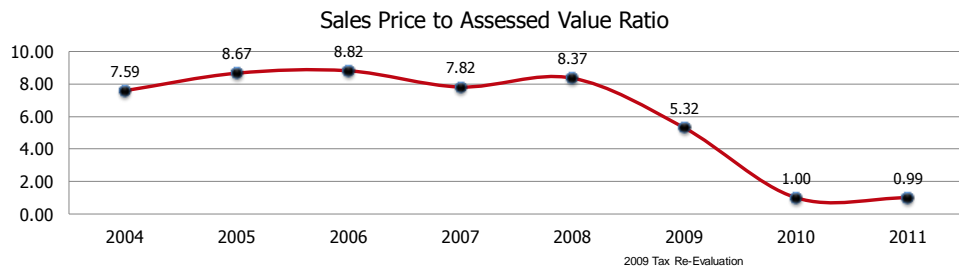
**September 2011 YTD:**  
**AVG YTD Sales Price: \$586,859**  
**DOM: 56**  
**#Units YTD: 187**  
**SP:AV 0.99**

	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	48	75	154	73	45	55	70	49	69				63
Final List Price	\$629,364	\$573,774	\$450,741	\$624,487	\$670,781	\$596,303	\$580,746	\$725,326	\$565,136				\$619,443
Sales Price	\$593,707	\$548,520	\$435,625	\$595,600	\$644,081	\$573,033	\$559,657	\$712,599	\$545,930				\$597,177
Sales Price as a % of FLP	95.90%	94.47%	96.15%	95.83%	96.68%	97.58%	96.27%	98.22%	97.04%				96.71%
Actual DOM	130	105	176	115	118	122	113	82	102				111
Original List Price	\$723,721	\$600,826	\$524,353	\$665,422	\$712,741	\$623,112	\$611,931	\$758,146	\$603,540				\$658,452
Sales Price as a % of OLP	89.48%	90.31%	85.50%	92.29%	91.91%	93.66%	91.02%	94.87%	92.06%				92.07%
Sales Price to Assessed Value	0.94	0.91	0.84	0.93	1.06	1.05	0.98	1.01	0.89				0.99
# Units Sold	13	19	8	23	27	33	37	39	25				224

## LIVINGSTON 2004 - 2011



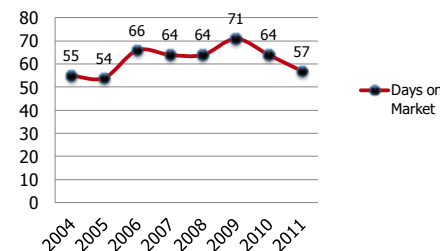
	2004	2005	2006	2007	2008	2009	2010	2011
LP	\$601,135	\$661,426	\$664,870	\$748,413	\$662,317	\$627,865	\$672,470	\$595,503
SP	\$582,177	\$650,679	\$648,695	\$720,873	\$638,797	\$597,355	\$649,233	\$573,206



## LIVINGSTON 2004 - 2011



### 2004-2011 Average Days on Market



### 2004-2011 # Units Sold

