

# LIVINGSTON

## May 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	20 W Cedar Street	Colonial	3	1	174	\$259,000	\$207,500	80.12%	174	\$298,500	69.51%	\$355,100	0.58
2	21 Emerson Drive	Ranch	3	1	30	\$299,900	\$290,000	96.70%	326	\$355,000	81.69%	\$381,400	0.76
3	462 S Livingston Ave	Colonial	3	1	17	\$339,900	\$339,000	99.74%	17	\$339,900	99.74%	\$374,700	0.90
4	52 Winchester Rd	SplitLev	4	2	105	\$449,000	\$410,000	91.31%	105	\$449,000	91.31%	\$478,300	0.86
5	129 Turlington Ct	FirstFlr	2	2	14	\$425,000	\$410,000	96.47%	14	\$425,000	96.47%	\$402,700	1.02
6	37 Brandon Ave	Bi-Level	4	2	30	\$435,000	\$420,000	96.55%	581	\$524,900	80.02%	\$441,000	0.95
7	159 Hillside Ave	Colonial	3	2	29	\$439,000	\$431,000	98.18%	29	\$449,000	95.99%	\$408,100	1.06
8	16 Wardell Rd	Colo/Cape	3	2	18	\$499,000	\$450,000	90.18%	18	\$499,000	90.18%	\$390,300	1.15
9	57 Edgemere	Bi-Level	4	2	8	\$489,000	\$485,000	99.18%	8	\$489,000	99.18%	\$444,700	1.09
10	26 Byron Pl	SplitLev	3	2	13	\$489,500	\$489,500	100.00%	13	\$489,500	100.00%	\$403,800	1.21
11	4 Jackson Dr	Bi-Level	5	2	21	\$489,500	\$500,200	102.19%	21	\$489,500	102.19%	\$500,500	1.00
12	715 Kensington Ln	TwnEndUn	3	2	9	\$535,000	\$540,000	100.93%	9	\$535,000	100.93%	\$495,800	1.09
13	19 Billingsley Dr	SplitLev	4	2	27	\$550,000	\$550,000	100.00%	27	\$550,000	100.00%	\$483,000	1.14
14	44 Brandon Ave	SplitLev	3	3	0	\$555,000	\$555,000	100.00%	0	\$555,000	100.00%	\$534,500	1.04
15	1 Rumson Rd	SplitLev	4	2	15	\$569,500	\$560,000	98.33%	15	\$595,000	94.12%	\$587,200	0.95
16	14 Wingate Dr	Colonial	4	3	64	\$589,000	\$589,000	100.00%	64	\$639,000	92.18%	\$637,300	0.92
17	16 Mounthaven Dr	Colonial	4	2	20	\$599,000	\$601,000	100.33%	20	\$639,900	93.92%	\$528,800	1.14
18	5107 Pointe Gate Dr	OneFloor	3	3	148	\$649,000	\$630,000	97.07%	513	\$795,000	79.25%	\$769,600	0.82
19	24 Woodcrest Dr	Colonial	4	3	15	\$639,000	\$633,000	99.06%	202	\$669,000	94.62%	\$339,400	1.87
20	30 Coddington Ter	SplitLev	4	2	21	\$665,000	\$648,000	97.44%	21	\$665,000	97.44%	\$606,100	1.07

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\* ACTUAL DOM includes previous expired and withdrawn dates.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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21	34 Cedargate Dr	TwnIntUn	3	3	61	\$699,900	\$660,000	94.30%	61	\$699,900	94.30%	\$356,500	1.85
22	6 Fredon Dr	SplitLev	4	2	19	\$699,000	\$710,000	101.57%	19	\$699,000	101.57%	\$626,700	1.13
23	206 E Mc Clellan Ave	Cust/Split	5	3	46	\$759,900	\$715,000	94.09%	46	\$759,900	94.09%	\$636,000	1.12
24	6 Splitrock Rd	Custom	4	3	17	\$850,000	\$886,000	104.24%	201	\$1,175,000	75.40%	\$924,000	0.96
25	21 Mountain Ridge Dr	Contemp	5	4	83	\$1,299,000	\$1,075,000	82.76%	450	\$1,475,000	72.88%	\$1,264,500	0.85
26	33 Marisa Ct	Colonial	5	4	7	\$1,389,000	\$1,361,000	97.98%	7	\$1,389,000	97.98%	\$1,132,500	1.20
27	24 Overlook Rd	Colo/Cust	6	7	212	\$2,450,000	\$2,245,000	91.63%	212	\$2,595,000	86.51%	\$2,371,200	0.95
<b>AVERAGE</b>					<b>45</b>	<b>\$670,781</b>	<b>\$644,081</b>	<b>96.68%</b>	<b>118</b>	<b>\$712,741</b>	<b>91.91%</b>		<b>1.06</b>

### CURRENT **"ACTIVE"** LISTINGS IN LIVINGSTON AS OF MAY 11, 2012

Number of Units: 169

Average List Price: \$817,746

Average List Price to Assessed Value Ratio: 1.02

Average Days on Market: 89

### CURRENT **"UNDER CONTRACT"** LISTINGS IN LIVINGSTON AS OF MAY 11, 2012

Number of Units: 97

Average List Price: \$653,566

Average List Price to Assessed Value Ratio: 1.02

Average Days on Market: 56

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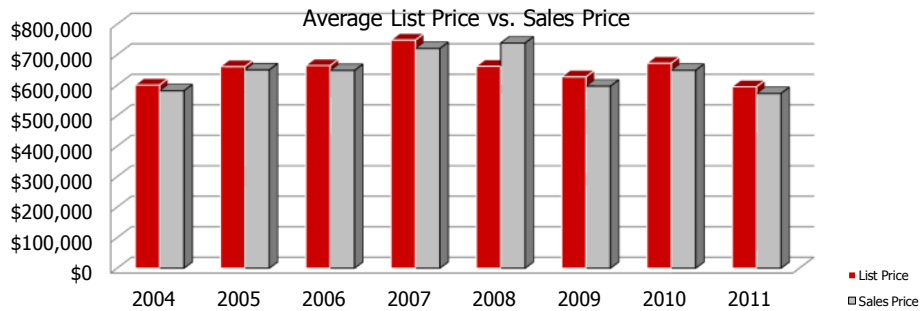
Information compiled from the Garden State Multiple Listing Service. Deemed Reliable but not Guaranteed.

# Livingston 2012 Year to Date Market Trends

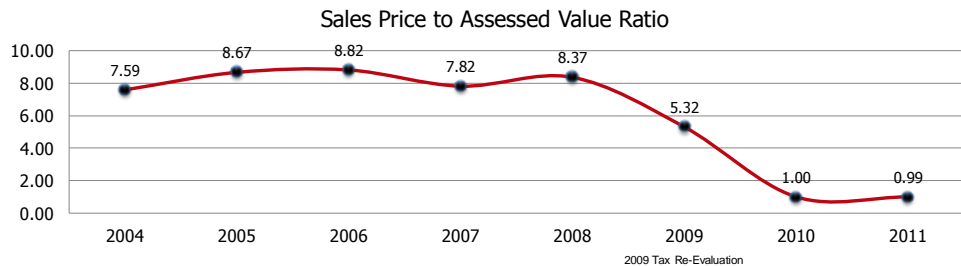
**May 2011 YTD:**  
**AVG YTD Sales Price: \$509,658**  
**DOM: 62**  
**#Units YTD: 60**  
**SP:AV 0.98**

	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	48	75	154	73	45								68
Final List Price	\$629,364	\$573,774	\$450,741	\$624,487	\$670,781								\$613,110
Sales Price	\$593,707	\$548,520	\$435,625	\$595,600	\$644,081								\$585,800
Sales Price as a % of FLP	95.90%	94.47%	96.15%	95.83%	96.68%								95.84%
Actual DOM	130	105	176	115	118								121
Original List Price	\$723,721	\$600,826	\$524,353	\$665,422	\$712,741								\$662,542
Sales Price as a % of OLP	89.48%	90.31%	85.50%	92.29%	91.91%								90.73%
Sales Price to As-	0.94	0.91	0.84	0.93	1.06								0.98
# Units Sold	13	19	8	23	27								90

## LIVINGSTON 2004 - 2011



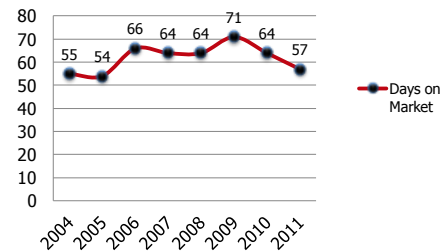
	2004	2005	2006	2007	2008	2009	2010	2011
LP	\$601,135	\$661,426	\$664,870	\$748,413	\$662,317	\$627,865	\$672,470	\$595,503
SP	\$582,177	\$650,679	\$648,695	\$720,873	\$638,797	\$597,355	\$649,233	\$573,206



## LIVINGSTON 2004 - 2011



### 2004-2011 Average Days on Market



### 2004-2011 # Units Sold

