

LIVINGSTON

APRIL 2011 MARKET SNAPSHOT

Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
1	197 HILLSIDE AVE	Ranch	\$450,000	\$400,000	\$520,800	4/1/2011	101	88.89%	0.77
2	119 TURLINGTON CT	TwntIntUn	\$419,000	\$400,000	\$398,300	4/4/2011	49	95.47%	1.00
3	11 TANGLEWOOD DR	Bi-Level	\$649,000	\$609,000	\$553,700	4/4/2011	61	93.84%	1.10
4	37 COBBLEWOOD RD	Custom	\$769,000	\$702,000	\$431,000	4/7/2011	52	91.29%	1.63
5	172 E CEDAR ST	Colonial	\$349,000	\$345,000	\$385,700	4/8/2011	15	98.85%	0.89
6	25 BEAR BROOK LN	Ranch	\$462,000	\$450,000	\$525,200	4/8/2011	31	97.40%	0.86
7	11 ELMWOOD CT	CapeCod	\$425,000	\$410,000	\$417,600	4/14/2011	139	96.47%	0.98
8	34 ASHWOOD DR	RanchExp	\$550,000	\$585,000	\$589,200	4/18/2011	11	106.36%	0.99
9	8 DARBY TER	Bi-Level	\$765,000	\$750,000	\$755,700	4/19/2011	4	98.04%	0.99
10	23 MELROSE DR	Ranch	\$299,000	\$299,000	\$405,000	4/20/2011	3	100.00%	0.74
11	12 TORRANCE DR	Ranch	\$619,000	\$565,000	\$627,400	4/20/2011	73	91.28%	0.90
12	15 FERNWOOD RD	CapeCod	\$299,000	\$310,000	\$370,200	4/21/2011	13	103.68%	0.84
13	12 ROSSMORE TER	SplitLev	\$475,000	\$442,000	\$447,700	4/26/2011	259	93.05%	0.99
AVERAGE			\$502,308	\$482,077			62	96.51%	0.98

CURRENT **ACTIVE** LISTINGS IN LIVINGSTON

AS OF MAY 13, 2011

NUMBER OF UNITS: 151

AVERAGE LIST PRICE: \$810,174

AVG. LIST PRICE TO ASSESSED VALUE RATIO: 1.07

AVERAGE DAYS ON MARKET: 74

CURRENT **"UNDER CONTRACT"** LISTINGS IN LIVINGSTON

AS OF MAY 13, 2011

NUMBER OF UNITS: 69

AVERAGE LIST PRICE: \$ 684,807

AVG. LIST PRICE TO ASSESSED VALUE RATIO: 1.06

AVERAGE DAYS ON MARKET: 57

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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.

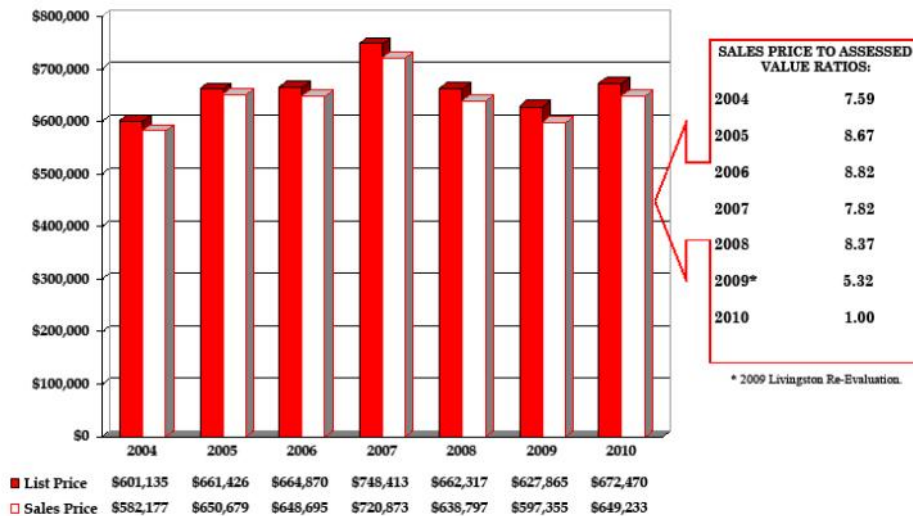
FLASHBACK!!!!
APRIL 2010 YTD:
AVG YTD Sales Price: \$632,308
DOM: 73
#Units YTD: 52
SP:AV 0.98

Livingston 2011 Year to Date Market Trends

	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Average List Price	\$519,735	\$529,390	\$513,369	\$502,308									\$515,302
Average Sales Price	\$505,792	\$503,000	\$496,462	\$482,077									\$496,260
Days on Market	52	74	80	62									67
% of List Price to Sales Price	97.28%	95.77%	95.78%	96.51%									96.35%
Sales Price to Assessed Value	1.04	0.94	0.91	0.98									0.97
# Units Sold	12	10	13	13									48

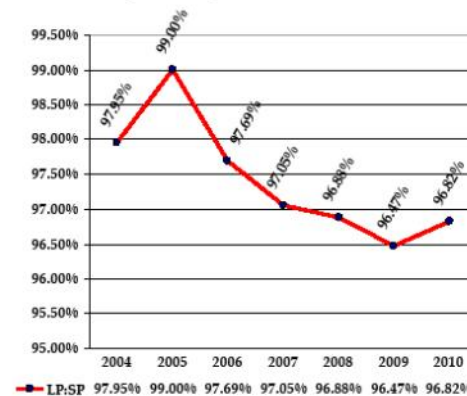
LIVINGSTON

Average List Price and Sales Price

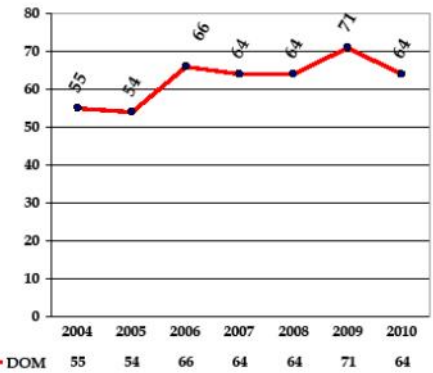


LIVINGSTON

Average Percentage of Sales Price to List Price



Average Days on Market



NUMBER OF UNITS SOLD EACH YEAR:

2004	363
2005	400
2006	350
2007	313
2008	272
2009	285
2010	265

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