

LIVINGSTON

FEBRUARY 2011 MARKET SNAPSHOT

Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
1	612 TURLINGTON CT	TwnIntUn	\$479,000	\$465,000	\$479,800	2/2/2011	25	97.08%	0.97
2	22 CANTERBURY RD	SplitLev	\$1,025,000	\$950,000	\$906,800	2/3/2011	66	92.68%	1.05
3	15 ROYAL AVE	Colonial	\$369,000	\$350,000	\$403,300	2/11/2011	99	94.85%	0.87
4	77 SYCAMORE AVE	Colonial	\$595,000	\$505,000	\$539,500	2/15/2011	52	84.87%	0.94
5	30 CARILLON CIR	TwnIntUn	\$678,000	\$667,000	\$672,100	2/15/2011	37	98.38%	0.99
6	23 MACOPIN CT	SplitLev	\$475,000	\$440,000	\$402,800	2/17/2011	126	92.63%	1.09
7	917 KENSINGTON LN	TwnIntUn	\$449,000	\$449,000	\$479,800	2/18/2011	13	100.00%	0.94
8	41 BURNET ST	Colonial	\$279,000	\$289,000	\$380,500	2/24/2011	21	103.58%	0.76
9	13 TACONIC RD	SplitLev	\$475,000	\$465,000	\$433,300	2/25/2011	175	97.89%	1.07
10	39 SPRINGBROOK RD	SplitLev	\$469,900	\$450,000	\$583,800	2/28/2011	126	95.77%	0.77
AVERAGE			\$529,390	\$503,000			74	95.77%	0.94

CURRENT **ACTIVE** LISTINGS IN LIVINGSTON

AS OF MARCH 14, 2011

NUMBER OF UNITS: 103

AVERAGE LIST PRICE: \$830,360

AVG. LIST PRICE TO ASSESSED VALUE RATIO: 1.14

AVERAGE DAYS ON MARKET: 95

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

AS OF MARCH 14, 2011

NUMBER OF UNITS: 48

AVERAGE LIST PRICE: \$ 671,145

AVG. LIST PRICE TO ASSESSED VALUE RATIO: 1.05

AVERAGE DAYS ON MARKET: 83

© 2004-2011 Copyright Protected. All Rights Reserved

Not intended to solicit a property already listed.

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

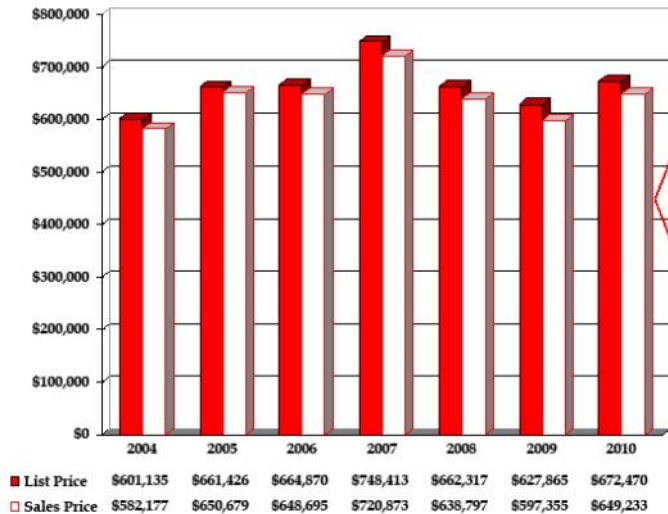
FLASHBACK!!!!
FEBRUARY 2010 YTD:
AVG YTD Sales Price: \$629,333
DOM: 64
#Units YTD: 18
SP:AV 0.96

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											\$524,124
Average Sales Price	\$505,792	\$503,000											\$504,523
Days on Market	52	74											62
% of List Price to Sales Price	97.28%	95.77%											96.59%
Sales Price to Assessed Value	1.04	0.94											1.00
# Units Sold	12	10											22

LIVINGSTON

Average List Price and Sales Price

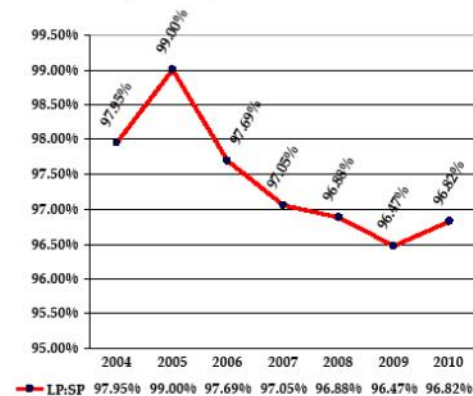


Year	Sales Price to Assessed Value Ratio
2004	7.59
2005	8.67
2006	8.82
2007	7.82
2008	8.37
2009*	5.32
2010	1.00

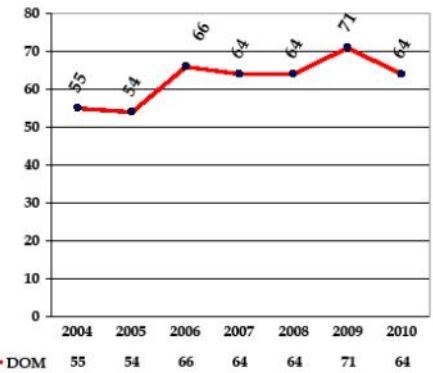
* 2009 Livingston Re-Evaluation.

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

© 2004-2011 Copyright Protected. All Rights Reserved

Not intended to solicit a property already listed.

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