

LIVINGSTON

JANUARY 2011 MARKET SNAPSHOT

Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
1	14 PITCAIRN RD	Ranch	\$439,000	\$437,500	\$391,700	1/5/2011	26	99.66%	1.12
2	24 N RIDGE RD	SplitLev	\$445,000	\$430,000	\$441,600	1/10/2011	83	96.63%	0.97
3	32 N WESTGATE RD	Ranch	\$609,000	\$588,000	\$643,600	1/12/2011	177	96.55%	0.91
4	308 W NORTHFIELD RD	Bi-Level	\$379,900	\$386,000	\$428,500	1/14/2011	24	101.61%	0.90
5	59 WINGED FOOT DR	TwnEndUn	\$814,918	\$799,000	\$718,600	1/19/2011	59	98.05%	1.11
6	48 IRVING AVE	Colonial	\$339,000	\$310,000	\$344,300	1/25/2011	37	91.45%	0.90
7	41 CHARLES ST	Colonial	\$579,000	\$560,000	\$461,900	1/27/2011	28	96.72%	1.21
8	19 W MC CLELLAN AVE	SplitLev	\$458,000	\$450,000	\$404,500	1/28/2011	55	98.25%	1.11
9	15 WASHINGTON CT	SplitLev	\$470,000	\$460,000	\$475,400	1/28/2011	24	97.87%	0.97
10	9 BERESFORD LN	TwnIntUn	\$699,000	\$675,000	\$669,000	1/30/2011	58	96.57%	1.01
11	105 CROWN CT	TwnEndUn	\$495,000	\$475,000	\$495,800	1/31/2011	32	95.96%	0.96
12	8 HARDING PL	Colonial	\$509,000	\$499,000	\$379,000	1/31/2011	26	98.04%	1.32
AVERAGES			\$519,735	\$505,792			52	97.28%	1.04

CURRENT *ACTIVE* LISTINGS IN LIVINGSTON(AS OF FEBRUARY 10, 2010)

NUMBER OF UNITS: 98

AVERAGE LIST PRICE: \$814,645

AVG. LIST PRICE TO ASSESSED VALUE RATIO: 1.08

AVERAGE DAYS ON MARKET: 116

CURRENT *"UNDER CONTRACT"* LISTINGS IN LIVINGSTON
(AS OF FEBRUARY 10, 2010)

NUMBER OF UNITS: 40

AVERAGE LIST PRICE: \$ 576,257

AVG. LIST PRICE TO ASSESSED VALUE RATIO: 1.04

AVERAGE DAYS ON MARKET: 72

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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.

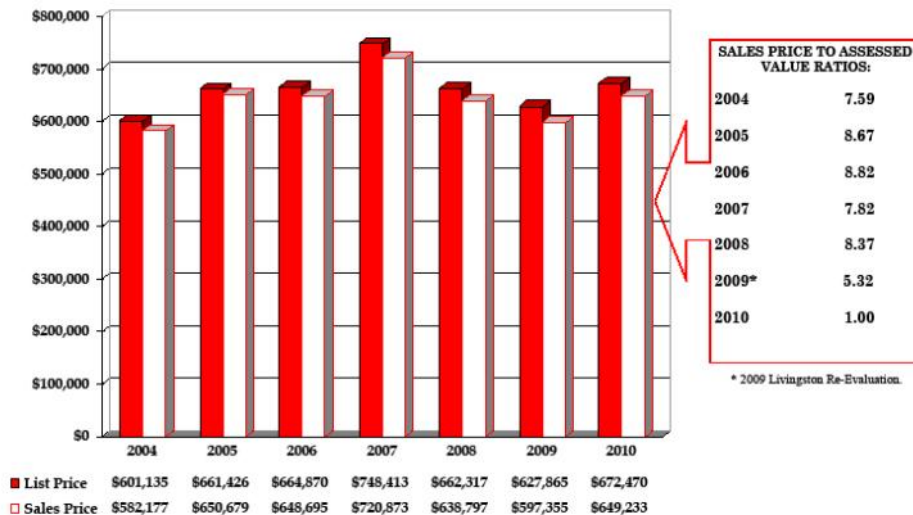
FLASHBACK!!!
JANUARY 2010 YTD:
AVG YTD Sales Price: \$694,714
DOM: 66
#Units YTD: 14
SP:AV 0.97

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												\$519,735
Average Sales Price	\$505,792												\$505,792
Days on Market	52												52
% of List Price to Sales Price	97.28%												97.28%
Sales Price to Assessed Value	1.04												1.04
# Units Sold	12												12

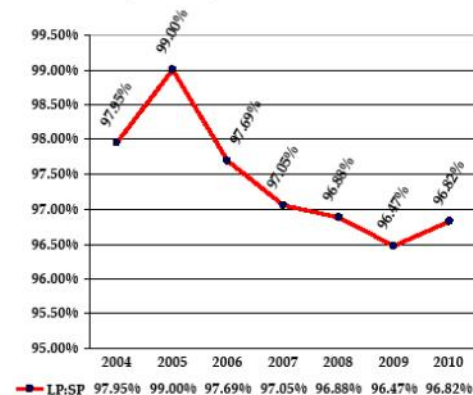
LIVINGSTON

Average List Price and Sales Price

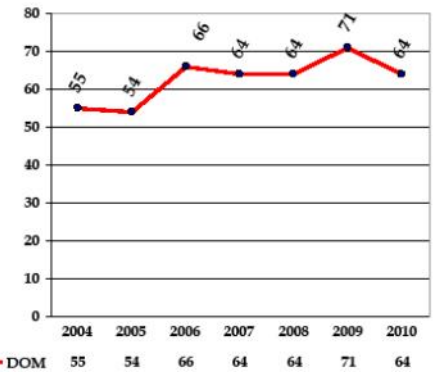


LIVINGSTON

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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