

LIVINGSTON

MARCH 2011 MARKET SNAPSHOT

Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
1	84 RIDGE DR	SplitLev	\$449,900	\$475,000	\$608,400	3/2/2011	19	105.58%	0.78
2	6 SALEM PL	Colonial	\$349,000	\$332,000	\$396,800	3/4/2011	84	95.13%	0.84
3	6 BELLCOURT PL	TwnIntUn	\$749,000	\$719,000	\$676,900	3/5/2011	130	95.99%	1.06
4	28 BROOKSIDE PL	SplitLev	\$699,000	\$670,000	\$625,000	3/7/2011	11	95.85%	1.07
5	54 TROCHA AVE	Bi-Level	\$510,000	\$500,000	\$482,500	3/8/2011	120	98.04%	1.04
6	80 W NORTHFIELD RD	FixrUppr	\$225,000	\$180,000	\$371,800	3/10/2011	66	80.00%	0.48
7	78 E MC CLELLAN AVE	Bi-Level	\$369,000	\$325,000	\$470,000	3/11/2011	226	88.08%	0.69
8	18 ARDEN RD	SplitLev	\$399,900	\$385,000	\$392,500	3/16/2011	25	96.27%	0.98
9	96 FELLSWOOD DR	RanchExp	\$409,999	\$400,000	\$433,400	3/18/2011	60	97.56%	0.92
10	26 ASPEN DR	Contemp	\$985,000	\$965,000	\$1,113,600	3/18/2011	129	97.97%	0.87
11	917 REGAL BLVD	TwnEndUn	\$490,000	\$480,000	\$444,200	3/21/2011	150	97.96%	1.08
12	214 KENSINGTON LN	TwnIntUn	\$450,000	\$435,000	\$479,800	3/28/2011	16	96.67%	0.91
13	16 HARDING PL	Colonial	\$588,000	\$588,000	\$526,400	3/30/2011	1	100.00%	1.12
AVERAGE			\$513,369	\$496,462			80	95.78%	0.91

CURRENT **ACTIVE** LISTINGS IN LIVINGSTON

AS OF APRIL 8, 2011

NUMBER OF UNITS: 122

AVERAGE LIST PRICE: \$832,830

AVG. LIST PRICE TO ASSESSED VALUE RATIO: 1.09

AVERAGE DAYS ON MARKET: 79

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

AS OF APRIL 8, 2011

NUMBER OF UNITS: 53

AVERAGE LIST PRICE: \$ 688,556

AVG. LIST PRICE TO ASSESSED VALUE RATIO: 1.17

AVERAGE DAYS ON MARKET: 70

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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.

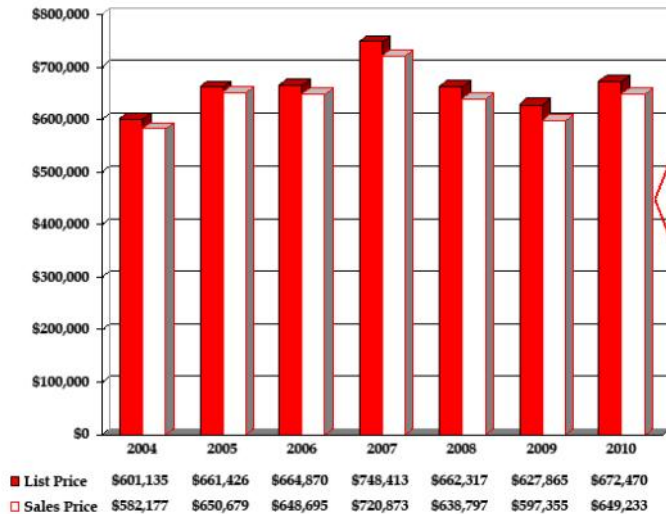
FLASHBACK!!!!
MARCH 2010 YTD:
AVG YTD Sales Price: \$648,473
DOM: 80
#Units YTD: 37
SP:AV 0.97

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	\$529,390	\$513,369										\$520,129
Average Sales Price	\$505,792	\$503,000	\$496,462										\$501,529
Days on Market	52	74	80										69
% of List Price to Sales Price	97.28%	95.77%	95.78%										96.29%
Sales Price to Assessed Value	1.04	0.94	0.91										0.97
# Units Sold	12	10	13										35

LIVINGSTON

Average List Price and Sales Price

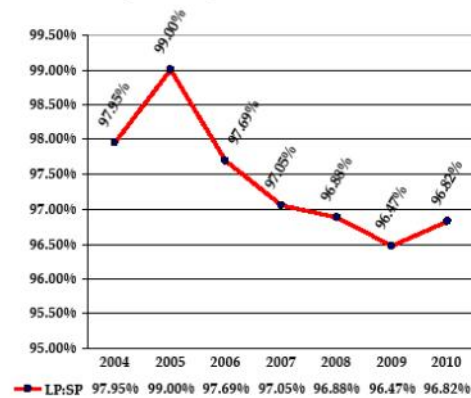


SALES PRICE TO ASSESSED VALUE RATIOS:	
2004	7.59
2005	8.67
2006	8.82
2007	7.82
2008	8.37
2009*	5.32
2010	1.00

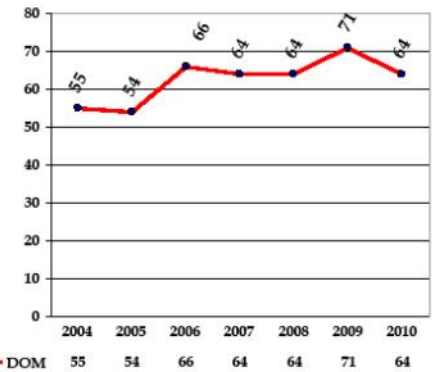
* 2009 Livingston Re-Evaluation.

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

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