

LIVINGSTON

SEPTEMBER 2011 MARKET SNAPSHOT

Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
1	79 HILLSIDE TER	CapeCod	\$338,000	\$320,000	\$342,000	9/1/2011	91	94.67%	0.94
2	24 TUXEDO DR	SplitLev	\$559,000	\$558,000	\$559,800	9/6/2011	54	99.82%	1.00
3	123 TURLINGTON CT	TwnIntUn	\$494,927	\$477,000	\$479,800	9/7/2011	17	96.38%	0.99
4	7 GOODHART DR	Colonial	\$1,299,000	\$1,289,000	\$1,114,000	9/7/2011	7	99.23%	1.16
5	96 BEAUFORT AVE	Colonial	\$297,500	\$235,000	\$329,900	9/8/2011	87	78.99%	0.71
6	7 COTTAGE TER	SplitLev	\$509,000	\$554,000	\$509,000	9/9/2011	28	108.84%	1.09
7	8 MILLSTONE DR	Custom	\$1,079,000	\$999,000	\$1,095,700	9/9/2011	74	92.59%	0.91
8	45 MARTIN RD	SplitLev	\$649,000	\$645,000	\$527,700	9/12/2011	13	99.38%	1.22
9	13 HADRIAN DR	Colonial	\$1,545,000	\$1,435,000	\$1,493,700	9/12/2011	127	92.88%	0.96
10	4 DORRIEN RD	SplitLev	\$499,000	\$477,000	\$491,900	9/14/2011	23	95.59%	0.97
11	294 N LIVINGSTON AVE	Colonial	\$299,000	\$240,000	\$354,400	9/15/2011	100	80.27%	0.68
12	17 WESTGATE RD	Colonial	\$575,000	\$565,000	\$567,500	9/15/2011	23	98.26%	1.00
13	92 WINGED FOOT DR	TwnIntUn	\$635,000	\$630,000	\$599,700	9/15/2011	14	99.21%	1.05
14	10 W LAWN RD	Colonial	\$395,000	\$387,500	\$418,300	9/19/2011	38	98.10%	0.93
15	15 CARILLON CIR	Colonial	\$1,100,000	\$1,050,000	\$886,500	9/21/2011	9	95.45%	1.18
16	17 DICKINSON LN	Ranch	\$365,000	\$355,000	\$424,100	9/22/2011	94	97.26%	0.84
17	12 BIRCH TREE LN	SplitLev	\$399,900	\$385,000	\$432,900	9/23/2011	13	96.27%	0.89
18	18 CODDINGTON TER	Ranch	\$699,000	\$630,000	\$613,900	9/26/2011	72	90.13%	1.03
19	5 BRYANT DR	SplitLev	\$413,000	\$393,000	\$448,100	9/27/2011	234	95.16%	0.88
20	143 W NORTHFIELD RD	Colonial	\$489,500	\$505,000	\$595,500	9/27/2011	15	103.17%	0.85
21	36 BAKER RD	Ranch	\$449,000	\$442,500	\$489,500	9/28/2011	95	98.55%	0.90
AVERAGE			\$623,277	\$598,667			58	95.72%	0.96

CURRENT **ACTIVE** LISTINGS IN LIVINGSTON

AS OF OCTOBER 6, 2011

NUMBER OF UNITS: 146

AVERAGE LIST PRICE: \$844,936

AVG. LIST PRICE TO ASSESSED VALUE RATIO: 1.04

AVERAGE DAYS ON MARKET: 113

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

AS OF OCTOBER 6, 2011

NUMBER OF UNITS: 47

AVERAGE LIST PRICE: \$ 642,296

AVG. LIST PRICE TO ASSESSED VALUE RATIO: 1.05

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.

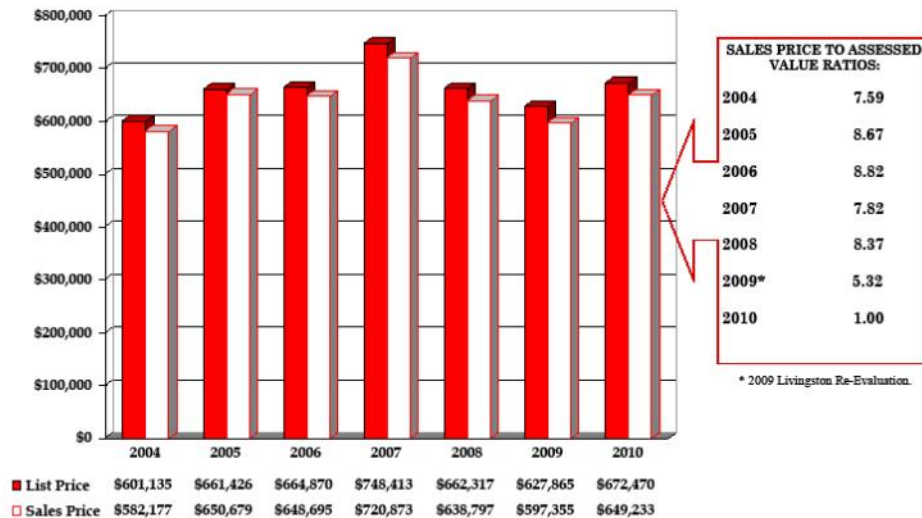
FLASHBACK!!!!
SEPTEMBER 2010 YTD:
AVG YTD Sales Price: \$664,017
DOM: 65
#Units YTD: 194
SP:AV 0.99

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	\$563,565	\$624,665	\$703,336	\$635,512	\$623,277				\$608,357
Average Sales Price	\$505,792	\$503,000	\$496,462	\$482,077	\$563,250	\$596,312	\$674,981	\$617,402	\$598,667				\$586,859
Days on Market	52	74	80	62	42	45	49	59	58				56
% of List Price to Sales Price	97.28%	95.77%	95.78%	96.51%	99.39%	96.28%	96.26%	97.99%	95.72%				96.81%
Sales Price to Assessed Value	1.04	0.94	0.91	0.98	1.04	0.99	1.00	1.02	0.96				0.99
# Units Sold	12	10	13	13	12	33	32	41	21				187

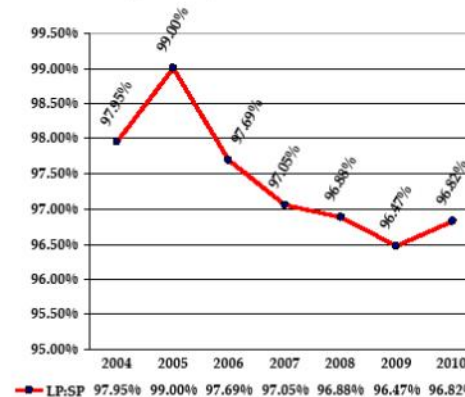
LIVINGSTON

Average List Price and Sales Price

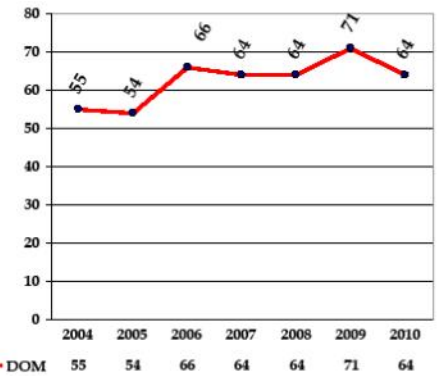


LIVINGSTON

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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