

LIVINGSTON

MAY 2011 MARKET SNAPSHOT

| Units | Address | Style | List Price | Sales Price | Total Assess | Close Date | DOM | LP:SP | SP:AV |
|---------|---------------------|-------------|------------|-------------|--------------|------------|-----|---------|-------|
| 1 | 35 PEBBLE BEACH DR | TwnEndUn | \$798,000 | \$790,000 | \$672,000 | 5/1/2011 | 96 | 99.00% | 1.18 |
| 2 | 3 ASPEN DR | Custom/Cont | \$999,875 | \$1,060,000 | \$1,008,400 | 5/1/2011 | 15 | 106.01% | 1.05 |
| 3 | 404 TURLINGTON CT | TwnEndUn | \$395,000 | \$370,000 | \$444,200 | 5/6/2011 | 79 | 93.67% | 0.83 |
| 4 | 44 N RIDGE RD | SplitLev | \$414,000 | \$400,000 | \$417,800 | 5/11/2011 | 26 | 96.62% | 0.96 |
| 5 | 16 BALDWIN TER | Colonial | \$648,000 | \$630,000 | \$503,300 | 5/11/2011 | 29 | 97.22% | 1.25 |
| 6 | 287 E NORTHFIELD RD | SplitLev | \$469,900 | \$450,000 | \$493,600 | 5/12/2011 | 35 | 95.77% | 0.91 |
| 7 | 44 HERON RD | SplitLev | \$400,000 | \$372,000 | \$466,000 | 5/16/2011 | 133 | 93.00% | 0.80 |
| 8 | 38 SPRING RD | Colonial | \$438,000 | \$456,000 | \$423,600 | 5/17/2011 | 15 | 104.11% | 1.08 |
| 9 | 12 EDGEMERE RD | SplitLev | \$525,000 | \$507,000 | \$429,400 | 5/20/2011 | 21 | 96.57% | 1.18 |
| 10 | 4 FREDON DR | SplitLev | \$750,000 | \$775,000 | \$654,600 | 5/26/2011 | 15 | 103.33% | 1.18 |
| 11 | 71 W CEDAR ST | SplitLev | \$326,000 | \$350,000 | \$393,900 | 5/27/2011 | 30 | 107.36% | 0.89 |
| 12 | 23 HIGHLAND DR | SplitLev | \$599,000 | \$599,000 | \$518,000 | 5/27/2011 | 9 | 100.00% | 1.16 |
| AVERAGE | | | \$563,565 | \$563,250 | | | 42 | 99.39% | 1.04 |

CURRENT **ACTIVE** LISTINGS IN LIVINGSTON

AS OF JUNE 11, 2011

NUMBER OF UNITS: 161

AVERAGE LIST PRICE: \$767,569

AVG. LIST PRICE TO ASSESSED VALUE RATIO: 1.07

AVERAGE DAYS ON MARKET: 82

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

AS OF JUNE 11, 2011

NUMBER OF UNITS: 84

AVERAGE LIST PRICE: \$ 748,569

AVG. LIST PRICE TO ASSESSED VALUE RATIO: 1.07

AVERAGE DAYS ON MARKET: 56

© 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!!!!

MAY 2010 YTD:

AVG YTD Sales Price: \$628,107

DOM: 69

#Units YTD: 76

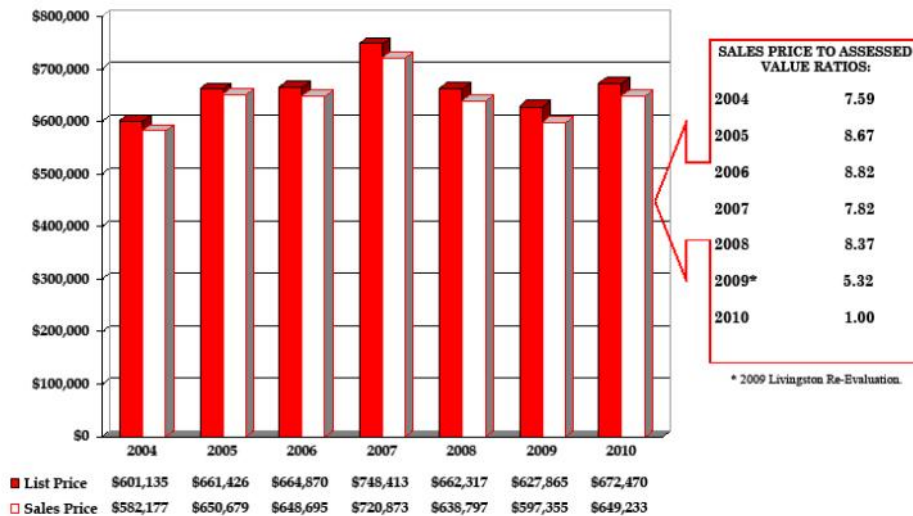
SP:AV 0.98

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 | \$563,565 | | | | | | | | \$524,955 |
| Average Sales Price | \$505,792 | \$503,000 | \$496,462 | \$482,077 | \$563,250 | | | | | | | | \$509,658 |
| Days on Market | 52 | 74 | 80 | 62 | 42 | | | | | | | | 62 |
| % of List Price to Sales Price | 97.28% | 95.77% | 95.78% | 96.51% | 99.39% | | | | | | | | 96.96% |
| Sales Price to Assessed Value | 1.04 | 0.94 | 0.91 | 0.98 | 1.04 | | | | | | | | 0.98 |
| # Units Sold | 12 | 10 | 13 | 13 | 12 | | | | | | | | 60 |

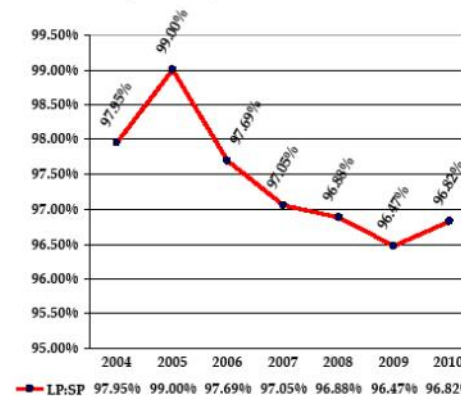
LIVINGSTON

Average List Price and Sales Price

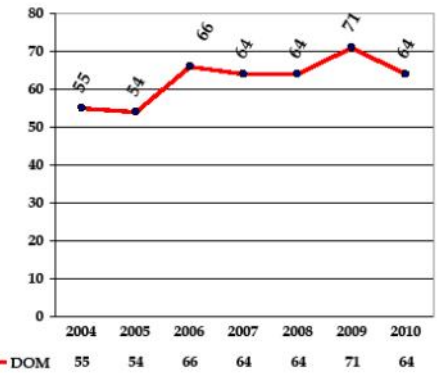


LIVINGSTON

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 |

© 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.