

# LIVINGSTON

## DECEMBER 2011 MARKET SNAPSHOT

Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
1	199 E MC CLELLAN AVE	Ranch	\$375,000	\$385,000	\$524,100	12/5/2011	28	102.67%	0.73
2	10 GABLE WALK	TwnIntUn	\$699,000	\$695,000	\$675,900	12/7/2011	26	99.43%	1.03
3	411 E MT PLEASANT AVE	Colonial	\$399,000	\$395,000	\$490,300	12/9/2011	49	99.00%	0.81
4	25 N RIDGE RD	SplitLev	\$339,000	\$335,000	\$464,700	12/9/2011	31	98.82%	0.72
5	43 WINGED FOOT DR	TwnEndUn	\$799,000	\$775,000	\$712,500	12/9/2011	49	97.00%	1.09
6	9 WESTMINSTER DR	Ranch	\$469,500	\$416,000	\$451,900	12/12/2011	13	88.60%	0.92
7	42 PARK DR	Ranch/Fixr	\$294,000	\$282,000	\$377,900	12/13/2011	212	95.92%	0.75
8	21 FORDHAM RD	Custom	\$1,475,000	\$999,000	\$1,625,500	12/15/2011	30	67.73%	0.61
9	10 FALCON CT	Bi-Level	\$479,000	\$438,000	\$464,300	12/16/2011	126	91.44%	0.94
10	31 LEE RD	CapeCod	\$259,900	\$240,000	\$343,300	12/16/2011	133	92.34%	0.70
11	2 SANDALWOOD DR	SplitLev	\$525,000	\$485,000	\$632,000	12/19/2011	123	92.38%	0.77
12	623 BINGHAMPTON LN	TwnIntUn	\$545,000	\$530,000	\$479,800	12/20/2011	50	97.25%	1.10
13	707 REGAL BLVD	TwnIntUn	\$464,900	\$440,000	\$465,400	12/20/2011	49	94.64%	0.95
14	111 REGAL BLVD	TwnIntUn	\$524,900	\$527,500	\$479,800	12/20/2011	13	100.50%	1.10
15	99 EDMERE RD	Colonial	\$1,100,000	\$1,005,000	\$1,030,400	12/21/2011	8	91.36%	0.98
16	33 GRAND TER	Custom	\$325,000	\$328,000	\$395,800	12/28/2011	107	100.92%	0.83
17	20 S MITCHELL AVE	Bi-Level	\$379,900	\$388,000	\$405,300	12/28/2011	11	102.13%	0.96
18	11 DICKINSON LN	CapeCod	\$299,000	\$267,000	\$323,200	12/29/2011	86	89.30%	0.83
19	6 ELMWOOD DR	CapeCod	\$349,000	\$350,000	\$392,900	12/29/2011	177	100.29%	0.89
<b>AVERAGE</b>			<b>\$531,637</b>	<b>\$488,447</b>			<b>70</b>	<b>94.83%</b>	<b>0.88</b>

### CURRENT **ACTIVE** LISTINGS IN LIVINGSTON

AS OF JANUARY 6, 2012

NUMBER OF UNITS: 96

AVERAGE LIST PRICE: \$934,851

AVG. LIST PRICE TO ASSESSED VALUE RATIO: 1.01

AVERAGE DAYS ON MARKET: 147

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

AS OF JANUARY 6, 2012

NUMBER OF UNITS: 52

AVERAGE LIST PRICE: \$718,077

AVG. LIST PRICE TO ASSESSED VALUE RATIO: 1.01

AVERAGE DAYS ON MARKET: 75

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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.

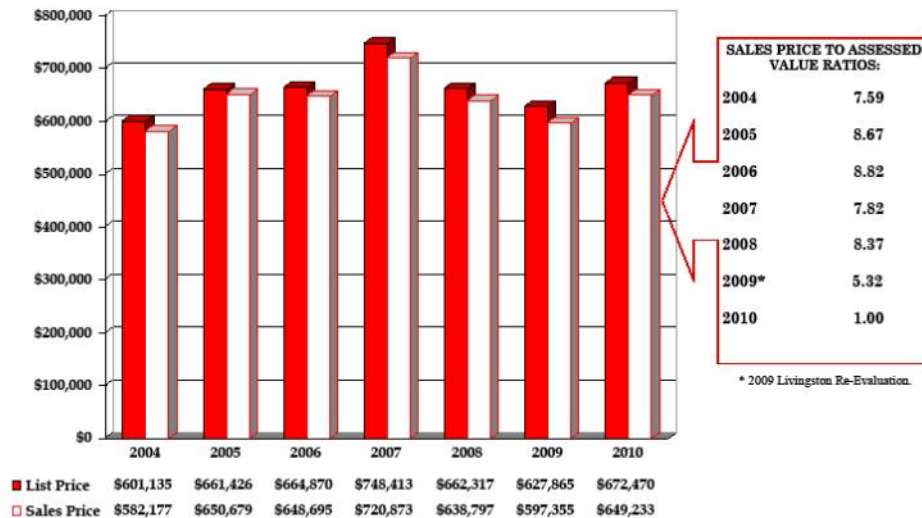
**FLASHBACK!!!!**  
**DECEMBER 2010 YTD:**  
**AVG YTD Sales Price: \$649,233**  
**DOM: 64**  
**#Units YTD:265**  
**SP:AV 1.00**

## 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	\$541,646	\$570,995	\$531,637	\$595,503
Average Sales Price	\$505,792	\$503,000	\$496,462	\$482,077	\$563,250	\$596,312	\$674,981	\$617,402	\$598,667	\$527,692	\$555,650	\$488,447	\$573,206
Days on Market	52	74	80	62	42	45	49	59	58	48	61	70	57
Sales Price as a % of List Price	97.28%	95.77%	95.78%	96.51%	99.39%	96.28%	96.26%	97.99%	95.72%	97.29%	97.03%	94.83%	96.69%
Sales Price to Assessed Value	1.04	0.94	0.91	0.98	1.04	0.99	1.00	1.02	0.96	1.02	1.01	0.88	0.99
# Units Sold	12	10	13	13	12	33	32	41	21	13	20	19	239

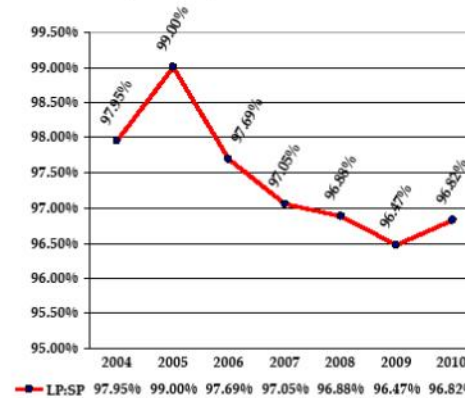
### LIVINGSTON

Average List Price and Sales Price

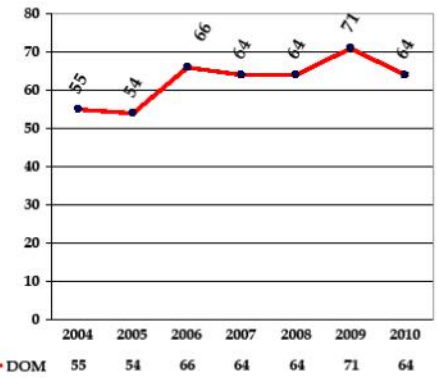


### LIVINGSTON

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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