

LIVINGSTON

FEBRUARY 2011 MARKET SNAPSHOT

Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
1	612 TURLINGTON CT	TwnIntUn	\$479,000	\$465,000	\$479,800	2/2/2011	25	97.08%	0.97
2	22 CANTERBURY RD	SplitLev	\$1,025,000	\$950,000	\$906,800	2/3/2011	66	92.68%	1.05
3	15 ROYAL AVE	Colonial	\$369,000	\$350,000	\$403,300	2/11/2011	99	94.85%	0.87
4	77 SYCAMORE AVE	Colonial	\$595,000	\$505,000	\$539,500	2/15/2011	52	84.87%	0.94
5	30 CARILLON CIR	TwnIntUn	\$678,000	\$667,000	\$672,100	2/15/2011	37	98.38%	0.99
6	23 MACOPIN CT	SplitLev	\$475,000	\$440,000	\$402,800	2/17/2011	126	92.63%	1.09
7	917 KENSINGTON LN	TwnIntUn	\$449,000	\$449,000	\$479,800	2/18/2011	13	100.00%	0.94
8	41 BURNET ST	Colonial	\$279,000	\$289,000	\$380,500	2/24/2011	21	103.58%	0.76
9	13 TACONIC RD	SplitLev	\$475,000	\$465,000	\$433,300	2/25/2011	175	97.89%	1.07
10	39 SPRINGBROOK RD	SplitLev	\$469,900	\$450,000	\$583,800	2/28/2011	126	95.77%	0.77
AVERAGE			\$529,390	\$503,000			74	95.77%	0.94

CURRENT **ACTIVE** LISTINGS IN LIVINGSTON

AS OF MARCH 14, 2011

NUMBER OF UNITS: 103

AVERAGE LIST PRICE: \$830,360

AVG. LIST PRICE TO ASSESSED VALUE RATIO: 1.14

AVERAGE DAYS ON MARKET: 95

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

AS OF MARCH 14, 2011

NUMBER OF UNITS: 48

AVERAGE LIST PRICE: \$ 671,145

AVG. LIST PRICE TO ASSESSED VALUE RATIO: 1.05

AVERAGE DAYS ON MARKET: 83

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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.

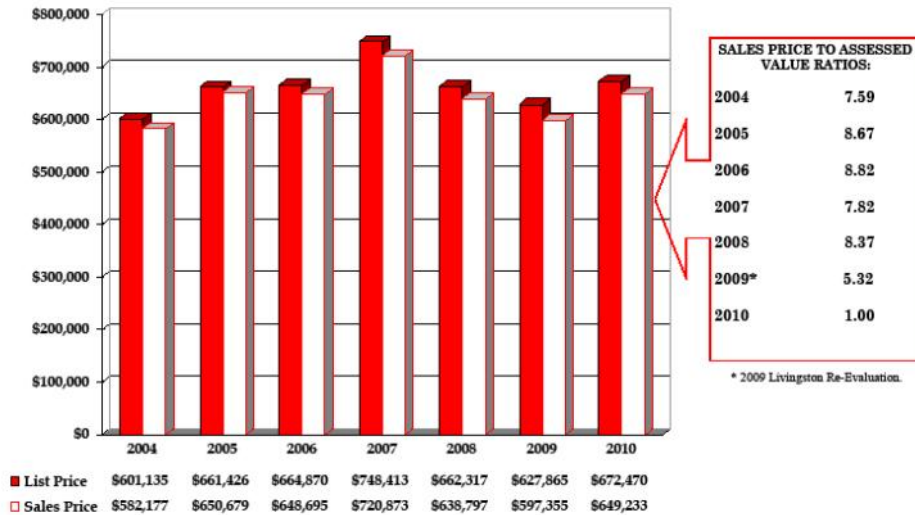
FLASHBACK!!!!
FEBRUARY 2010 YTD:
AVG YTD Sales Price: \$629,333
DOM: 64
#Units YTD: 18
SP:AV 0.96

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											\$524,124
Average Sales Price	\$505,792	\$503,000											\$504,523
Days on Market	52	74											62
% of List Price to Sales Price	97.28%	95.77%											96.59%
Sales Price to Assessed Value	1.04	0.94											1.00
# Units Sold	12	10											22

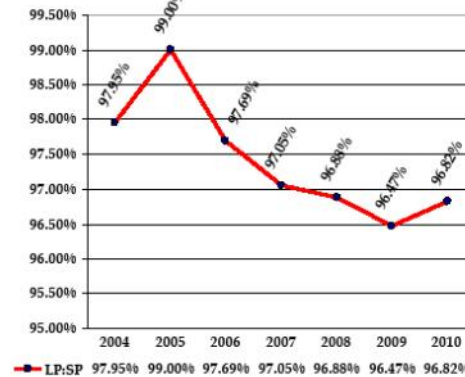
LIVINGSTON

Average List Price and Sales Price

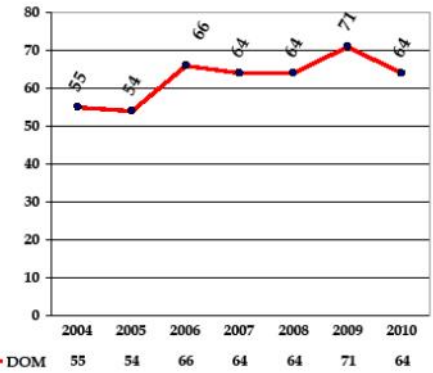


LIVINGSTON

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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