

LIVINGSTON

JUNE 2011 MARKET SNAPSHOT

Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
1	40 WYNNEWOOD RD	CapeCod	\$399,000	\$375,000	\$483,600	6/2/2011	38	93.98%	0.78
2	225 E CEDAR ST	RanchExp	\$599,000	\$540,000	\$587,200	6/2/2011	195	90.15%	0.92
3	54 WINGED FOOT DR	TwndEndUn	\$850,000	\$800,000	\$684,700	6/3/2011	50	94.12%	1.17
4	32 MONTGOMERY RD	Cape/RanchE	\$389,000	\$380,000	\$399,000	6/6/2011	65	97.69%	0.95
5	5 WESTMINSTER DR	Ranch	\$409,000	\$398,500	\$486,900	6/6/2011	21	97.43%	0.82
6	40 WELLINGTON RD	Colonial	\$429,900	\$409,000	\$415,500	6/6/2011	35	95.14%	0.98
7	5 BILLINGSLEY DR	Bi-Level/Cust	\$498,250	\$480,000	\$599,500	6/7/2011	15	96.34%	0.80
8	17 CARILLON CIR	Colonial	\$1,199,000	\$1,140,000	\$897,500	6/7/2011	132	95.08%	1.27
9	15 MACOPIN CT	SplitLev	\$458,900	\$425,000	\$416,800	6/8/2011	87	92.61%	1.02
10	46 WINGATE DR	Ranch	\$449,000	\$415,000	\$559,100	6/10/2011	1	92.43%	0.74
11	6 ROSSMORE TER	SplitLev	\$448,000	\$436,500	\$422,600	6/13/2011	13	97.43%	1.03
12	2 HARDING PL	Colonial	\$399,000	\$380,000	\$414,600	6/14/2011	113	95.24%	0.92
13	11 MELROSE DR	Ranch	\$325,000	\$300,000	\$421,500	6/15/2011	9	92.31%	0.71
14	23 BROOKSIDE PL	SplitLev	\$515,000	\$516,000	\$522,600	6/15/2011	8	100.19%	0.99
15	43 KNOLLWOOD DR	SplitLev	\$599,999	\$582,000	\$596,100	6/15/2011	38	97.00%	0.98
16	17 TROY DR	SplitLev	\$650,000	\$650,000	\$592,800	6/15/2011	43	100.00%	1.10
17	88 AMELIA AVE	SplitLev	\$485,000	\$471,000	\$415,000	6/16/2011	26	97.11%	1.13
18	31 SURREY LN	SplitLev	\$1,175,000	\$1,200,000	\$1,026,600	6/16/2011	22	102.13%	1.17
19	4107 POINTE GATE DRIVE	FirstFlr	\$379,900	\$370,000	\$388,700	6/17/2011	154	97.39%	0.95
20	47-49 BAKER RD	Cust/Ranch	\$1,150,000	\$1,062,500	\$1,032,900	6/20/2011	31	92.39%	1.03

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Not intended to solicit a property already listed.

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Information compiled from the Garden State Multiple Listing Service. Deemed Reliable but not Guaranteed.

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Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
21	8 GREENWOOD CT	Ranch	\$399,000	\$360,000	\$389,000	6/21/2011	33	90.23%	0.93
22	68 WINGED FOOT DR	TwnIntUn	\$645,000	\$605,000	\$601,000	6/22/2011	23	93.80%	1.01
23	17 VIRGINIA AVE	Colonial	\$250,000	\$250,000	\$280,600	6/23/2011	2	100.00%	0.89
24	1 DICKINSON LN	CapeCod	\$359,000	\$337,800	\$380,400	6/24/2011	66	94.09%	0.89
25	18 AUDUBON RD	SplitLev	\$512,000	\$512,000	\$429,900	6/24/2011	14	100.00%	1.19
26	9 PEBBLE BEACH DR	TwnIntUn	\$649,000	\$655,000	\$597,600	6/24/2011	7	100.92%	1.10
27	24 CARILLON CIR	TwnIntUn	\$715,000	\$710,000	\$676,400	6/24/2011	83	99.30%	1.05
28	142 MADISON CT	CapeCod	\$459,000	\$450,000	\$474,400	6/27/2011	20	98.04%	0.95
29	44 FELLSWOOD DR	Ranch	\$319,000	\$319,000	\$402,400	6/29/2011	16	100.00%	0.79
30	428 S LIVINGSTON AVE	Colonial	\$370,000	\$359,000	\$352,500	6/29/2011	57	97.03%	1.02
31	102 SYCAMORE AVE	SplitLev	\$475,000	\$465,000	\$440,100	6/29/2011	13	97.89%	1.06
32	3 HAMILTON LN	Colonial	\$875,000	\$895,000	\$648,000	6/29/2011	8	102.29%	1.38
33	2 MICHELE LN	Colonial/Cust	\$2,779,000	\$2,430,000	\$0	6/30/2011	47	87.44%	
AVERAGE			\$624,665	\$596,312			45	96.28%	0.99

CURRENT *ACTIVE* LISTINGS IN LIVINGSTON
AS OF JULY 11, 2011

NUMBER OF UNITS: 157

AVERAGE LIST PRICE: \$771,412

AVG. LIST PRICE TO ASSESSED VALUE RATIO: 1.11

AVERAGE DAYS ON MARKET: 95

CURRENT "*UNDER CONTRACT*" LISTINGS IN LIVINGSTON
AS OF JULY 11, 2011

NUMBER OF UNITS: 87

AVERAGE LIST PRICE: \$ 716,050

AVG. LIST PRICE TO ASSESSED VALUE RATIO: 1.02

AVERAGE DAYS ON MARKET: 59

vanessa pol lock.
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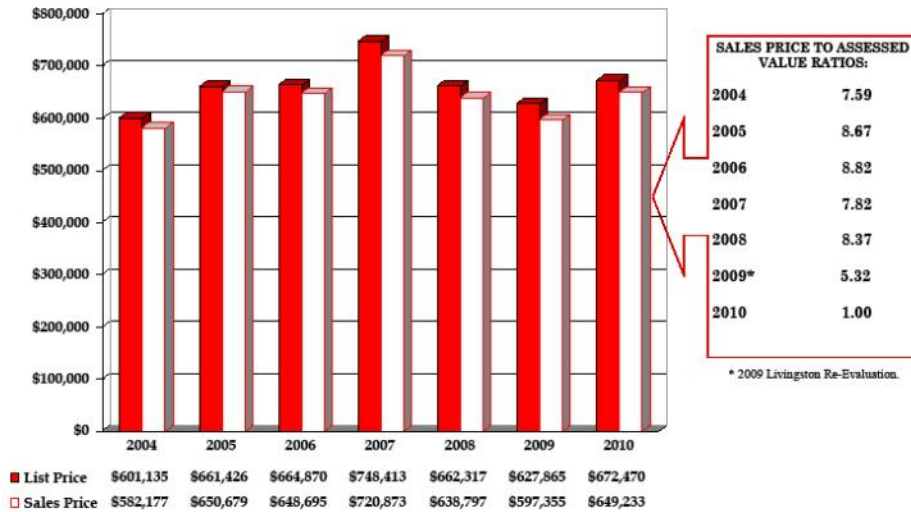
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Livingston 2011 Year to Date Market Trends

	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							\$560,336
Average Sales Price	\$505,792	\$503,000	\$496,462	\$482,077	\$563,250	\$596,312							\$540,406
Days on Market	52	74	80	62	42	45							56
% of List Price to Sales Price	97.28%	95.77%	95.78%	96.51%	99.39%	96.28%							96.72%
Sales Price to Assessed Value	1.04	0.94	0.91	0.98	1.04	0.99							0.99
# Units Sold	12	10	13	13	12	33							93

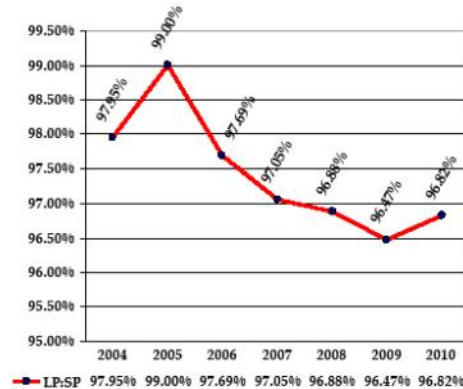
LIVINGSTON

Average List Price and Sales Price

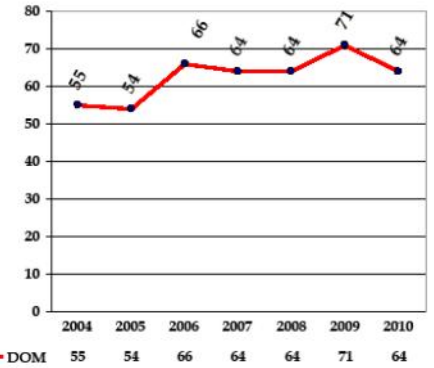


LIVINGSTON

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