

LIVINGSTON

MARCH 2011 MARKET SNAPSHOT

| Units | Address | Style | List Price | Sales Price | Total Assess | Close Date | DOM | LP:SP | SP:AV |
|---------|---------------------|----------|------------|-------------|--------------|------------|-----|---------|-------|
| 1 | 84 RIDGE DR | SplitLev | \$449,900 | \$475,000 | \$608,400 | 3/2/2011 | 19 | 105.58% | 0.78 |
| 2 | 6 SALEM PL | Colonial | \$349,000 | \$332,000 | \$396,800 | 3/4/2011 | 84 | 95.13% | 0.84 |
| 3 | 6 BELLCOURT PL | TwnIntUn | \$749,000 | \$719,000 | \$676,900 | 3/5/2011 | 130 | 95.99% | 1.06 |
| 4 | 28 BROOKSIDE PL | SplitLev | \$699,000 | \$670,000 | \$625,000 | 3/7/2011 | 11 | 95.85% | 1.07 |
| 5 | 54 TROCHA AVE | Bi-Level | \$510,000 | \$500,000 | \$482,500 | 3/8/2011 | 120 | 98.04% | 1.04 |
| 6 | 80 W NORTHFIELD RD | FixrUppr | \$225,000 | \$180,000 | \$371,800 | 3/10/2011 | 66 | 80.00% | 0.48 |
| 7 | 78 E MC CLELLAN AVE | Bi-Level | \$369,000 | \$325,000 | \$470,000 | 3/11/2011 | 226 | 88.08% | 0.69 |
| 8 | 18 ARDEN RD | SplitLev | \$399,900 | \$385,000 | \$392,500 | 3/16/2011 | 25 | 96.27% | 0.98 |
| 9 | 96 FELLSWOOD DR | RanchExp | \$409,999 | \$400,000 | \$433,400 | 3/18/2011 | 60 | 97.56% | 0.92 |
| 10 | 26 ASPEN DR | Contemp | \$985,000 | \$965,000 | \$1,113,600 | 3/18/2011 | 129 | 97.97% | 0.87 |
| 11 | 917 REGAL BLVD | TwnEndUn | \$490,000 | \$480,000 | \$444,200 | 3/21/2011 | 150 | 97.96% | 1.08 |
| 12 | 214 KENSINGTON LN | TwnIntUn | \$450,000 | \$435,000 | \$479,800 | 3/28/2011 | 16 | 96.67% | 0.91 |
| 13 | 16 HARDING PL | Colonial | \$588,000 | \$588,000 | \$526,400 | 3/30/2011 | 1 | 100.00% | 1.12 |
| AVERAGE | | | \$513,369 | \$496,462 | | | 80 | 95.78% | 0.91 |

CURRENT **ACTIVE** LISTINGS IN LIVINGSTON

AS OF APRIL 8, 2011

NUMBER OF UNITS: 122

AVERAGE LIST PRICE: \$832,830

AVG. LIST PRICE TO ASSESSED VALUE RATIO: 1.09

AVERAGE DAYS ON MARKET: 79

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

AS OF APRIL 8, 2011

NUMBER OF UNITS: 53

AVERAGE LIST PRICE: \$ 688,556

AVG. LIST PRICE TO ASSESSED VALUE RATIO: 1.17

AVERAGE DAYS ON MARKET: 70

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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!!!!
MARCH 2010 YTD:
AVG YTD Sales Price: \$648,473
DOM: 80
#Units YTD: 37
SP:AV 0.97

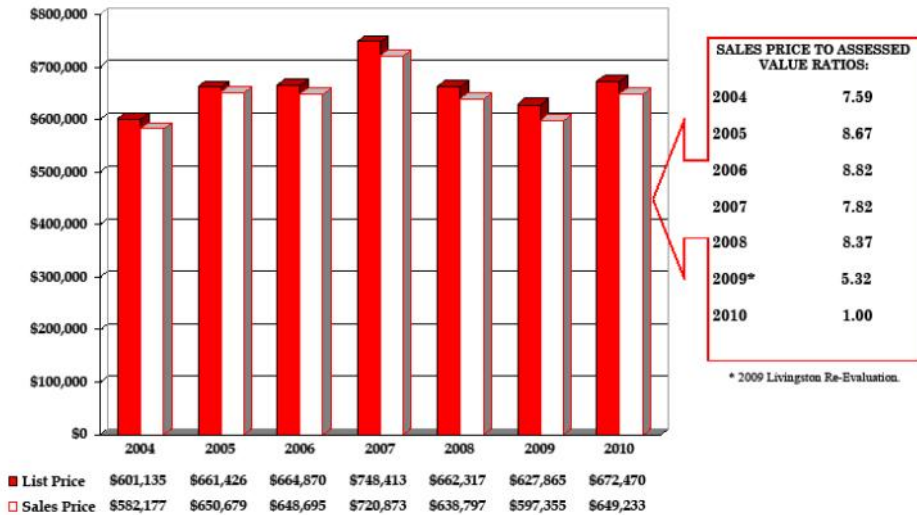
Livingston 2011 Year to Date Market Trends

| | January | February | March | April | May | June | July | August | September | October | November | December | YTD AVG |
|--------------------------------|-----------|-----------|-----------|-------|-----|------|------|--------|-----------|---------|----------|----------|-----------|
| Average List Price | \$519,735 | \$529,390 | \$513,369 | | | | | | | | | | \$520,129 |
| Average Sales Price | \$505,792 | \$503,000 | \$496,462 | | | | | | | | | | \$501,529 |
| Days on Market | 52 | 74 | 80 | | | | | | | | | | 69 |
| % of List Price to Sales Price | 97.28% | 95.77% | 95.78% | | | | | | | | | | 96.29% |
| Sales Price to Assessed Value | 1.04 | 0.94 | 0.91 | | | | | | | | | | 0.97 |
| # Units Sold | 12 | 10 | 13 | | | | | | | | | | 35 |

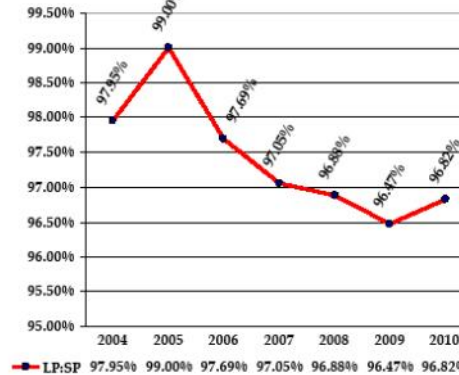
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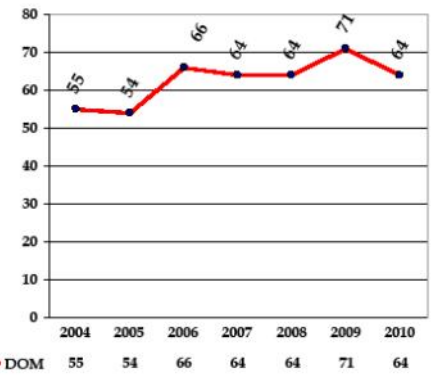
Average List Price and Sales Price



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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