

## Livingston August 2010 Market Activity

Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
1	17 ASPEN DR	Contemp	\$749,000	\$720,000	\$815,300	8/2/2010	246	96.13%	0.88
2	224 W HOBART GAP RD	Colonial	\$879,000	\$820,000	\$1,130,100	8/2/2010	68	93.29%	0.73
3	12 CANTERBURY RD	Colonial	\$925,000	\$885,000	\$887,100	8/3/2010	31	95.68%	1.00
4	12 HEMLOCK ROAD	Ranch /Cust	\$599,000	\$594,657	\$600,800	8/5/2010	311	99.27%	0.99
5	6 GRAYMOOR RD	Colonial	\$2,495,000	\$2,300,000	\$1,774,400	8/5/2010	51	92.18%	1.30
6	30 SURREY LN	Colonial	\$999,000	\$999,000	\$1,201,500	8/9/2010	32	100.00%	0.83
7	40 SHERBROOKE PKY	Colonial	\$475,000	\$450,000	\$426,600	8/10/2010	63	94.74%	1.05
8	5 RIKER HILL RD	SplitLev	\$450,000	\$432,000	\$435,500	8/12/2010	60	96.00%	0.99
9	3 CHAUCER CT	Colonial	\$650,000	\$614,000	\$631,300	8/13/2010	24	94.46%	0.97
10	6 POST LN	Colonial	\$1,050,000	\$999,000	\$1,601,800	8/13/2010	126	95.14%	0.62
11	57 Glendale Ave	Bi-Level	\$525,000	\$529,000	\$488,400	8/16/2010	15	100.76%	1.08
12	6 HIGHLAND DR	SplitLev	\$539,900	\$525,000	\$416,900	8/16/2010	29	97.24%	1.26
13	2 MORTON RD	Colonial	\$1,289,000	\$1,115,000	\$694,300	8/16/2010	183	86.50%	1.61
14	6 SIDE HILL CT	Colonial	\$739,000	\$717,000	\$676,600	8/17/2010	10	97.02%	1.06
15	56 STONEWALL DRIVE	Ranch	\$399,000	\$435,000	\$652,600	8/19/2010	38	109.02%	0.67
16	52 SYKES AVE	SplitLev/Multi	\$439,000	\$430,000	\$465,100	8/20/2010	40	97.95%	0.92
17	23 WESTMOUNT DR	Colonial	\$989,900	\$972,500	\$956,900	8/20/2010	44	98.24%	1.02
18	46 STONEWALL DR	Ranch	\$799,000	\$824,000	\$822,000	8/23/2010	1	103.13%	1.00
19	12 CEDAR GATE DR	TwnIntUn	\$737,000	\$720,000	\$703,400	8/24/2010	137	97.69%	1.02
20	190 GROVE TER	Ranch	\$410,000	\$385,000	\$416,400	8/25/2010	14	93.90%	0.92
21	9 VILLAGE DR	Colonial	\$350,000	\$362,000	\$387,600	8/26/2010	41	103.43%	0.93
22	134 E CEDAR ST	Bi-Level	\$419,000	\$395,000	\$418,100	8/26/2010	34	94.27%	0.94
23	56 HICKORY PL	Colonial	\$500,000	\$500,000	\$575,700	8/27/2010	19	100.00%	0.87
24	16 TANGLEWOOD DR	SplitLev	\$588,888	\$590,000	\$577,800	8/27/2010	10	100.19%	1.02
25	46 CRESCENT RD	Colonial	\$350,000	\$380,000	\$416,100	8/30/2010	1	108.57%	0.91

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25	46 CRESCENT RD	Colonial	\$350,000	\$380,000	\$416,100	8/30/2010	1	108.57%	0.91
26	31 WYCHWOOD RD	SplitLev	\$599,000	\$560,000	\$563,100	8/30/2010	80	93.49%	0.99
27	4209 POINTE GATE DR	OneFloor	\$699,000	\$650,000	\$769,600	8/31/2010	5	92.99%	0.84
28	23 MORNINGSIDE DR	Ranch	\$899,000	\$820,000	\$729,400	8/31/2010	48	91.21%	1.12
29	7 CHELSEA DR	Colonial/Cust	\$1,995,000	\$1,812,500	\$1,544,400	8/31/2010	13	90.85%	1.17
Averages			\$777,162	\$742,609			61	97.01%	0.99

Average Days on Market	61
Average List Price	\$777,162
Average Sales Price	\$742,609
% of List Price to Sales Price	97.01%
Sales Price to Assessed Value Ratio	.99
# of Units for the Month	29



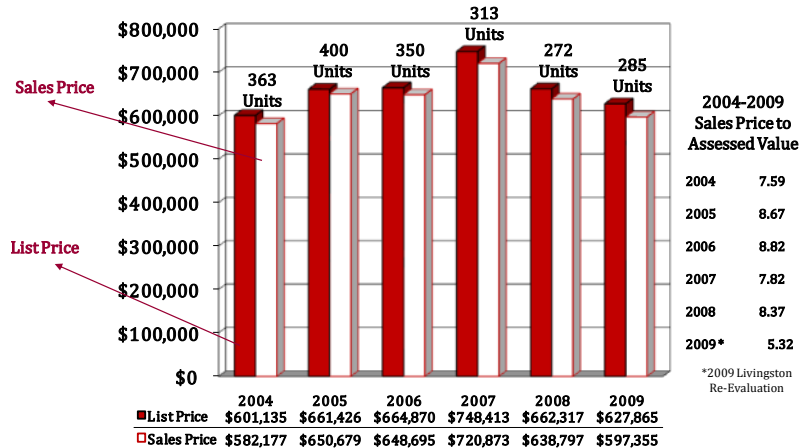
**FLASHBACK!!!!**  
**August 2009 YTD:**  
**AVG YTD Sales Price: \$617,322**  
**DOM: 73**  
**#Units YTD: 167**  
**SP:AV 7.20**

### Livingston 2010 Year to Date Market Trends

	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Average List Price	\$720,664	\$409,500	\$702,913	\$605,740	\$641,171	\$737,117	\$655,544	\$777,162					\$693,734
Average Sales Price	\$694,714	\$400,500	\$666,605	\$592,433	\$619,004	\$719,556	\$650,093	\$742,609					\$672,405
Days on Market	66	55	94	58	60	66	49	61					64
% of List Price to Sales Price	96.84%	97.93%	95.55%	98.26%	94.92%	97.76%	99.13%	97.01%					97.19%
Sales Price to Assessed Value	0.97	0.94	0.99	1.00	0.96	1.04	1.03	0.99					1.00
# Units Sold	14	4	19	15	24	41	27	29					173

### Livingston Market Averages 2004-2009

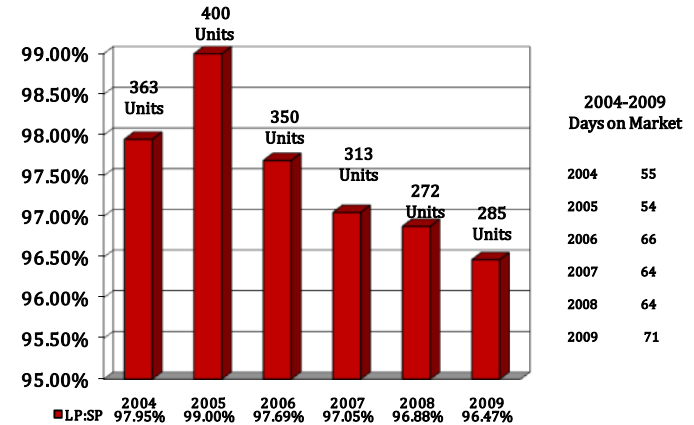
LIST PRICE & SALES PRICE AND SALES PRICE TO ASSESSED VALUE RATIO



As reported by the Garden State Multiple Listing Service Information deemed reliable but not guaranteed.

### Livingston Market Averages 2004-2009

PERCENT OF LIST PRICE TO SALES PRICE & DAYS ON MARKET



As reported by the Garden State Multiple Listing Service Information deemed reliable but not guaranteed.

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