

# Livingston **December 2010** Market Activity

Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
1	124 N LIVINGSTON AVE	CapeCod	\$250,000	\$180,000	\$329,200	12/1/2010	29	72.00%	0.55
2	27 LEXINGTON DR	Colonial	\$379,000	\$350,000	\$427,800	12/1/2010	11	92.35%	0.82
3	52 EDGEMERE RD	Bi-Level	\$439,900	\$439,000	\$481,000	12/1/2010	43	99.80%	0.91
4	57 BURNET STREET	Colonial	\$269,900	\$275,000	\$409,000	12/10/2010	22	101.89%	0.67
5	57 LEXINGTON DR	Colonial	\$649,000	\$656,000	\$582,500	12/10/2010	32	101.08%	1.13
6	16 BAKER RD	Colonial	\$429,000	\$429,000	\$540,900	12/11/2010	14	100.00%	0.79
7	13 ROSSMORE TER	SplitLev	\$539,000	\$525,000	\$472,600	12/14/2010	29	97.40%	1.11
8	54 GLENDALE AVE	Contem/Cust	\$684,900	\$655,000	\$622,400	12/15/2010	10	95.63%	1.05
9	6 NORMAN CT	Colonial	\$1,300,000	\$1,225,000	\$99,999	12/16/2010	108	94.23%	
10	11 WASHINGTON CT	SplitLev	\$419,500	\$420,000	\$417,600	12/17/2010	33	100.12%	1.01
11	2 ROOSEVELT TER	SplitLev	\$325,000	\$325,000	\$403,200	12/22/2010	74	100.00%	0.81
12	51 WOODCREST DR	CapeCod	\$358,000	\$335,000	\$353,200	12/22/2010	161	93.58%	0.95
13	47 BILLINGSLEY DR	SplitLev	\$539,000	\$531,000	\$644,800	12/22/2010		98.52%	0.82
14	19 TACONIC RD	SplitLev	\$399,900	\$375,000	\$424,200	12/23/2010	152	93.77%	0.88
15	24 SANDALWOOD DR	Contemp	\$1,100,000	\$1,055,000	\$1,218,900	12/23/2010	48	95.91%	0.87
16	142 HILLSIDE AVE	Colonial/Cust	\$1,300,000	\$1,265,000	\$0	12/23/2010	121	97.31%	
17	18 MAPLEWOOD DR	Ranch	\$290,000	\$273,500	\$412,400	12/27/2010	84	94.31%	0.66
18	255 BEAUFORT AVE	Colonial	\$665,000	\$660,000	\$674,600	12/28/2010	1	99.25%	0.98
19	5 HILLARY CT	Colonial	\$699,000	\$633,000	\$877,900	12/29/2010	8	90.56%	0.72
	<b>Averages</b>		<b>\$580,847</b>	<b>\$558,237</b>			<b>54</b>	<b>95.67%</b>	<b>0.87</b>

Average Days on Market	54
Average List Price	\$580,847
Average Sales Price	\$558,237
% of List Price to Sales Price	95.67%
Sales Price to Assessed Value Ratio	.87
# of Units for the Month	19

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Not intended to solicit a property already listed.

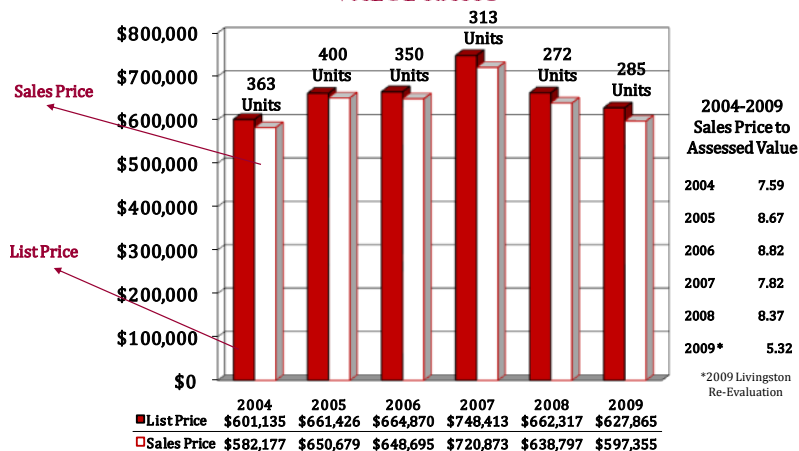
**FLASHBACK!!!!**  
**December 2009 YTD:**  
**AVG YTD Sales Price: \$597,355**  
**DOM: 71**  
**#Units YTD: 285**  
**SP:AV 5.32**

**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	\$633,443	\$663,942	\$631,800	\$580,847	\$672,470
Average Sales Price	\$694,714	\$400,500	\$666,605	\$592,433	\$619,004	\$719,556	\$650,093	\$742,609	\$594,919	\$643,371	\$603,638	\$558,237	\$649,233
Days on Market	66	55	94	58	60	66	49	61	73	57	70	52	64
% of List Price to Sales Price	96.84%	97.93%	95.55%	98.26%	94.92%	97.76%	99.13%	97.01%	95.10%	97.07%	96.17%	95.67%	96.82%
Sales Price to Assessed Value	0.97	0.94	0.99	1.00	0.96	1.04	1.03	0.99	0.88	1.23	0.91	0.87	1.00
# Units Sold	14	4	19	15	24	41	27	29	21	31	21	19	265

**Livingston Market Averages 2004-2009**

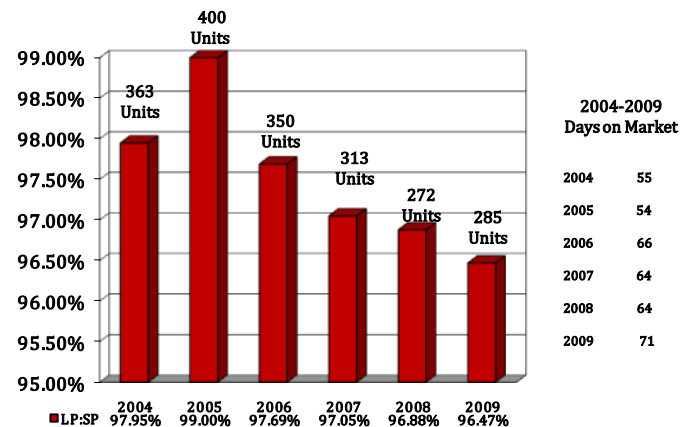
LIST PRICE & SALES PRICE AND SALES PRICE TO ASSESSED VALUE RATIO



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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