

LIVINGSTON

MAY 2011 MARKET SNAPSHOT

Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
1	35 PEBBLE BEACH DR	TwnEndUn	\$798,000	\$790,000	\$672,000	5/1/2011	96	99.00%	1.18
2	3 ASPEN DR	Cont/Custom	\$999,875	\$1,060,000	\$1,008,400	5/1/2011	15	106.01%	1.05
3	404 TURLINGTON CT	TwnEndUn	\$395,000	\$370,000	\$444,200	5/6/2011	79	93.67%	0.83
4	44 N RIDGE RD	SplitLev	\$414,000	\$400,000	\$417,800	5/11/2011	26	96.62%	0.96
5	16 BALDWIN TER	Colonial	\$648,000	\$630,000	\$503,300	5/11/2011	29	97.22%	1.25
6	287 E NORTHFIELD RD	SplitLev	\$469,900	\$450,000	\$493,600	5/12/2011	35	95.77%	0.91
7	44 HERON RD	SplitLev	\$400,000	\$372,000	\$466,000	5/16/2011	133	93.00%	0.80
8	38 SPRING RD	Colonial	\$438,000	\$456,000	\$423,600	5/17/2011	15	104.11%	1.08
9	12 EDGEMERE RD	SplitLev	\$525,000	\$507,000	\$429,400	5/20/2011	21	96.57%	1.18
10	4 FREDON DR	SplitLev	\$750,000	\$775,000	\$654,600	5/26/2011	15	103.33%	1.18
11	71 W CEDAR ST	SplitLev	\$326,000	\$350,000	\$393,900	5/27/2011	30	107.36%	0.89
12	23 HIGHLAND DR	SplitLev	\$599,000	\$599,000	\$518,000	5/27/2011	9	100.00%	1.16
AVERAGE			\$563,565	\$563,250			42	99.39%	1.04

CURRENT **ACTIVE** LISTINGS IN LIVINGSTON

AS OF JUNE 11, 2011

NUMBER OF UNITS: 161

AVERAGE LIST PRICE: \$767,569

AVG. LIST PRICE TO ASSESSED VALUE RATIO: 1.07

AVERAGE DAYS ON MARKET: 82

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

AS OF JUNE 11, 2011

NUMBER OF UNITS: 84

AVERAGE LIST PRICE: \$ 748,569

AVG. LIST PRICE TO ASSESSED VALUE RATIO: 1.07

AVERAGE DAYS ON MARKET: 56

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Not intended to solicit a property already listed.

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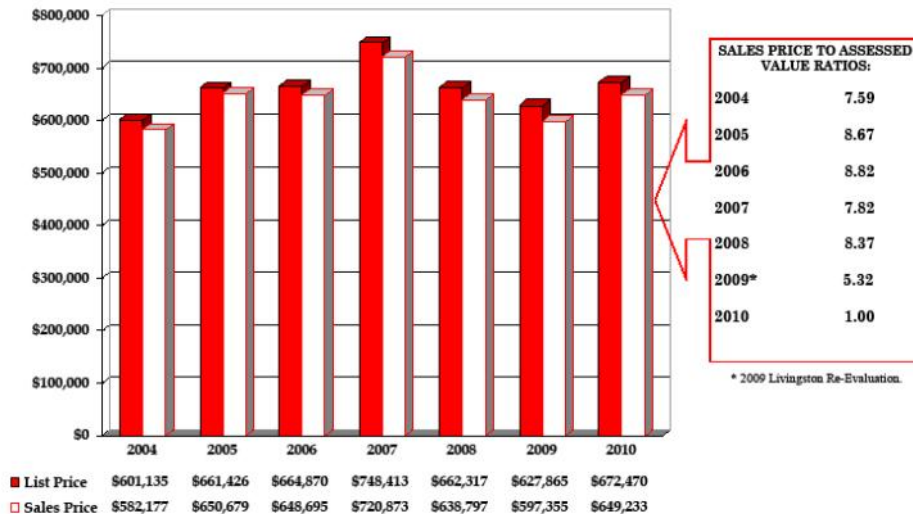
FLASHBACK!!!!
MAY 2010 YTD:
AVG YTD Sales Price: \$628,107
DOM: 69
#Units YTD: 76
SP:AV 0.98

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								\$524,955
Average Sales Price	\$505,792	\$503,000	\$496,462	\$482,077	\$563,250								\$509,658
Days on Market	52	74	80	62	42								62
% of List Price to Sales Price	97.28%	95.77%	95.78%	96.51%	99.39%								96.96%
Sales Price to Assessed Value	1.04	0.94	0.91	0.98	1.04								0.98
# Units Sold	12	10	13	13	12								60

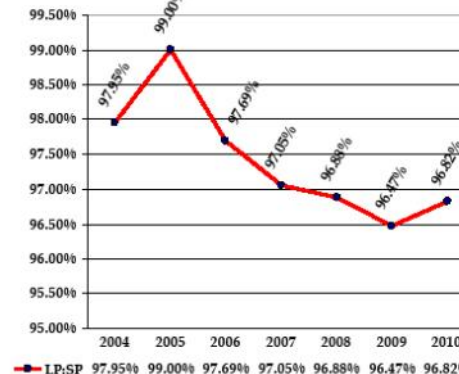
LIVINGSTON

Average List Price and Sales Price

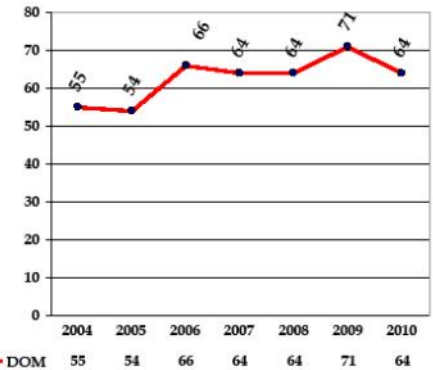


LIVINGSTON

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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