

Livingston **October 2010** Market Activity

| Units | Address | Style | List Price | Sales Price | Total Assess | Close Date | DOM | LP:SP | SP:AV |
|-------|-----------------------|---------------|-------------|-------------|--------------|------------|-----|---------|-------|
| 1 | 30 FELLSWOOD DR | Ranch | \$465,000 | \$443,500 | \$429,400 | 10/1/2010 | 92 | 95.38% | 1.03 |
| 2 | 214 TURLINGTON CT | TwnIntUn | \$510,000 | \$482,500 | \$479,800 | 10/1/2010 | 91 | 94.61% | 1.01 |
| 3 | 9 NOTTINGHAM RD | Ranch | \$1,199,000 | \$1,200,100 | \$1,242,100 | 10/1/2010 | 14 | 100.09% | 0.97 |
| 4 | 319 KENSINGTON LN | FirstFlr | \$410,000 | \$400,000 | \$398,300 | 10/4/2010 | 8 | 97.56% | 1.00 |
| 5 | 24 ASHWOOD DR | Bi-Level | \$549,900 | \$550,000 | \$497,700 | 10/4/2010 | 16 | 100.02% | 1.11 |
| 6 | 16 SANDALWOOD DR | Contemp /Cust | \$1,095,000 | \$998,000 | \$1,083,700 | 10/4/2010 | 9 | 91.14% | 0.92 |
| 7 | 23 CARILLON CIR | Colonial | \$1,115,000 | \$1,010,000 | \$901,500 | 10/5/2010 | 81 | 90.58% | 1.12 |
| 8 | 40 IRVING AVE | Colonial | \$327,500 | \$330,000 | \$337,800 | 10/7/2010 | 67 | 100.76% | 0.98 |
| 9 | 54 WOODCREST DR | CapeCod | \$329,000 | \$325,000 | \$337,500 | 10/7/2010 | 180 | 98.78% | 0.96 |
| 10 | 86 KIMBALL AVE | Ranch | \$460,000 | \$425,000 | \$481,700 | 10/7/2010 | 172 | 92.39% | 0.88 |
| 11 | 10 BOWLING DR | Bi-Level | \$519,000 | \$494,000 | \$545,400 | 10/7/2010 | 30 | 95.18% | 0.91 |
| 12 | 23 BLACKSTONE DRIVE | SplitLev | \$679,000 | \$690,000 | \$708,700 | 10/7/2010 | 17 | 101.62% | 0.97 |
| 13 | 26 CHELSEA DR | Custom | \$1,050,000 | \$1,165,000 | \$1,101,500 | 10/7/2010 | 9 | 110.95% | 1.06 |
| 14 | 319 REGAL BLVD | TwnEndUn | \$419,000 | \$405,000 | \$398,300 | 10/8/2010 | 13 | 96.66% | 1.02 |
| 15 | 305 EDMONTON CT | TwnEndUn | \$519,000 | \$516,000 | \$495,800 | 10/12/2010 | 22 | 99.42% | 1.04 |
| 16 | 17 EMERSON DR | SplitLev | \$459,000 | \$459,000 | \$437,700 | 10/13/2010 | 16 | 100.00% | 1.05 |
| 17 | 6 DEVONSHIRE RD | Ranch | \$849,500 | \$790,000 | \$949,200 | 10/15/2010 | 79 | 93.00% | 0.83 |
| 18 | 52 North Ashby Avenue | Colonial | \$399,000 | \$370,000 | \$45,900 | 10/18/2010 | 1 | 92.73% | 8.06 |
| 19 | 140 SYCAMORE AVE | CapeCod | \$475,000 | \$435,000 | \$470,800 | 10/19/2010 | 75 | 91.58% | 0.92 |
| 20 | 20 BEVERLY RD | Ranch | \$380,000 | \$360,000 | \$423,700 | 10/20/2010 | 32 | 94.74% | 0.85 |
| 21 | 17 YALE CT | Colonial/Cust | \$1,495,000 | \$1,425,000 | \$1,176,700 | 10/22/2010 | 26 | 95.32% | 1.21 |
| 22 | 5 MARLO RD | Bi-Level | \$472,000 | \$453,000 | \$492,800 | 10/25/2010 | 91 | 95.97% | 0.92 |
| 23 | 195 HILLSIDE AVE | Colonial/Cust | \$479,000 | \$465,000 | \$563,200 | 10/25/2010 | 85 | 97.08% | 0.83 |
| 24 | 911 BINGHAMPTON LN | TwnEndUn | \$670,000 | \$620,000 | \$711,900 | 10/26/2010 | 196 | 92.54% | 0.87 |
| 25 | 48 West Lawn Road | Colonial | \$689,500 | \$690,000 | \$628,800 | 10/27/2010 | 15 | 100.07% | 1.10 |

Continued on Next Page...

© 2004-2010 Copyright Protected. All Rights Reserved

Livingston **October 2010** Market Activity

...Continued From Previous Page

| Units | Address | Style | List Price | Sales Price | Total Assess | Close Date | DOM | LP:SP | SP:AV |
|----------|--------------------|----------|-------------|-------------|--------------|------------|-----|---------|-------|
| 26 | 52 LEXINGTON DR | Colonial | \$499,900 | \$499,900 | \$393,400 | 10/28/2010 | 24 | 100.00% | 1.27 |
| 27 | 11 BOULDERWOOD DR | Colonial | \$1,100,000 | \$1,205,000 | \$1,084,000 | 10/28/2010 | 34 | 109.55% | 1.11 |
| 28 | 68 W MCCLELLAN AVE | SplitLev | \$449,000 | \$437,500 | \$416,900 | 10/29/2010 | 128 | 97.44% | 1.05 |
| 29 | 22 PENWOOD RD | SplitLev | \$599,999 | \$616,016 | \$482,200 | 10/29/2010 | 11 | 102.67% | 1.28 |
| 30 | 12 PENWOOD RD | Ranch | \$719,900 | \$735,000 | \$673,000 | 10/29/2010 | 9 | 102.10% | 1.09 |
| 31 | 17 NOTCH HILL DR | Colonial | \$1,199,000 | \$950,000 | \$1,553,400 | 10/29/2010 | 128 | 79.23% | 0.61 |
| Averages | | | \$663,942 | \$643,371 | | | 57 | 97.07% | 1.23 |

| | |
|-------------------------------------|-----------|
| Average Days on Market | 57 |
| Average List Price | \$663,942 |
| Average Sales Price | \$643,371 |
| % of List Price to Sales Price | 97.07% |
| Sales Price to Assessed Value Ratio | 1.23 |
| # of Units for the Month | 31 |

© 2004-2010 Copyright Protected. All Rights Reserved



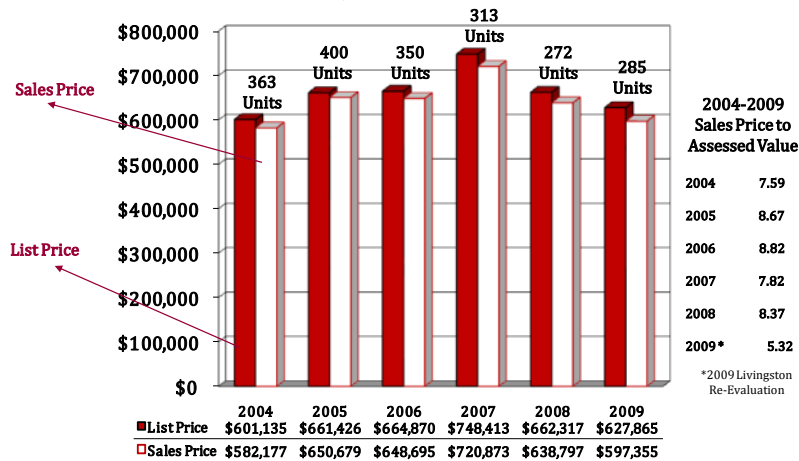
FLASHBACK!!!!
October 2009 YTD:
AVG YTD Sales Price: \$606,020
DOM: 70
#Units YTD: 238
SP:AV 6.17

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 | | | \$684,002 |
| Average Sales Price | \$694,714 | \$400,500 | \$666,605 | \$592,433 | \$619,004 | \$719,556 | \$650,093 | \$742,609 | \$594,919 | \$643,371 | | | \$661,173 |
| Days on Market | 66 | 55 | 94 | 58 | 60 | 66 | 49 | 61 | 73 | 57 | | | 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% | | | 96.98% |
| 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 | | | 1.02 |
| # Units Sold | 14 | 4 | 19 | 15 | 24 | 41 | 27 | 29 | 21 | 31 | | | 225 |

Livingston Market Averages 2004-2009

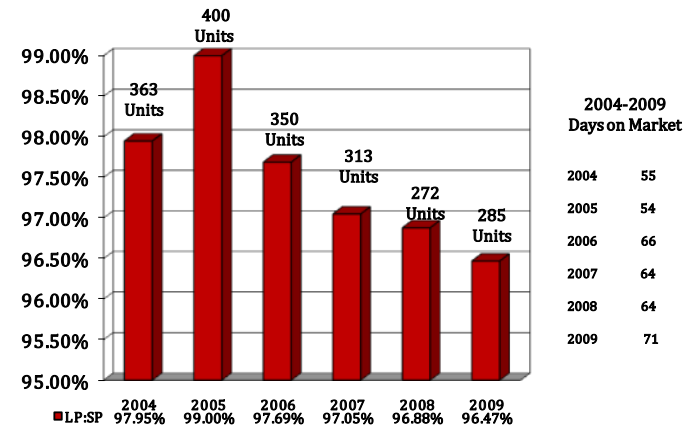
LIST PRICE & SALES PRICE AND SALES PRICE TO ASSESSED VALUE RATIO



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.

© 2004-2010 Copyright Protected. All Rights Reserved

Brought to you by Vanessa Pollock & Her Team of Associates