

Livingston **September 2010** Market Activity

Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
1	40 RUMSON RD	Bi-Level	\$435,000	\$385,000	\$618,000	9/1/2010	79	88.51%	0.62
2	38 S ASHBY AVE	Colonial	\$845,000	\$340,000	\$835,200	9/2/2010	126	98.55%	1.01
3	33 KNOLLWOOD DR	SplitLev	\$584,400	\$603,929	\$651,600	9/2/2010	2	103.34%	0.93
4	31 NORTH DR	Ranch	\$739,000	\$710,000	\$759,700	9/2/2010	83	96.08%	0.93
5	31 MOUNTAIN RIDGE DR	Colonial	\$1,565,000	\$1,435,000	\$2,988,300	9/2/2010	21	91.69%	0.48
6	169 GROVE TER	Ranch	\$389,000	\$386,000	\$442,200	9/3/2010	31	99.23%	0.87
7	9 WESTGATE RD	SplitLev	\$649,000	\$637,000	\$577,200	9/4/2010	82	98.15%	1.10
8	816 KENSINGTON LN	TwnEndUn	\$499,000	\$495,000	\$495,800	9/7/2010	10	99.20%	1.00
9	307 EDMONTON CT	TwnIntUn	\$510,000	\$503,000	\$479,800	9/7/2010	17	98.63%	1.05
10	5 STONEWALL DR	SplitLev	\$719,000	\$703,500	\$682,700	9/7/2010	104	97.84%	1.03
11	9 TULANE DR	Colonial/Cus	\$2,275,000	\$1,925,000	\$2,089,900	9/8/2010	252	84.62%	0.92
12	59 OAKWOOD AVE	Bi-Level	\$539,000	\$508,000	\$530,100	9/15/2010	44	94.25%	0.96
13	22 ROYAL AVE	Colonial	\$299,000	\$277,875	\$386,900	9/20/2010	231	92.93%	0.72
14	10 MACOPIN DR	Ranch	\$435,000	\$438,000	\$401,800	9/21/2010	14	100.69%	1.09
15	30 W CEDAR ST	Colonial	\$265,000	\$246,000	\$354,700	9/22/2010	31	92.83%	0.69
16	55 WINGED FOOT DR	TwnIntUn	\$599,900	\$590,000	\$640,200	9/23/2010	50	98.35%	0.92
17	111 E CEDAR ST	Colonial	\$329,000	\$250,000	\$495,800	9/27/2010	126	75.99%	0.50
18	66 MARTIN RD	SplitLev	\$499,000	\$460,000	\$501,100	9/27/2010	1	92.18%	0.92
19	69 CORNELL DR	Ranch	\$759,000	\$755,000	\$755,800	9/28/2010	14	99.47%	1.00
20	5108 POINTE GATE DR	FirstFlr/OneFl	\$429,000	\$405,000	\$468,900	9/30/2010	193	94.41%	0.86
21	9 ELKIN DR	Ranch	\$439,000	\$440,000	\$475,300	9/30/2010	19	100.23%	0.93
Averages			\$633,443	\$594,919			73	95.10%	0.88

Average Days on Market	73
Average List Price	\$633,443
Average Sales Price	\$594,919
% of List Price to Sales Price	95.10%
Sales Price to Assessed Value Ratio	.88
# of Units for the Month	21

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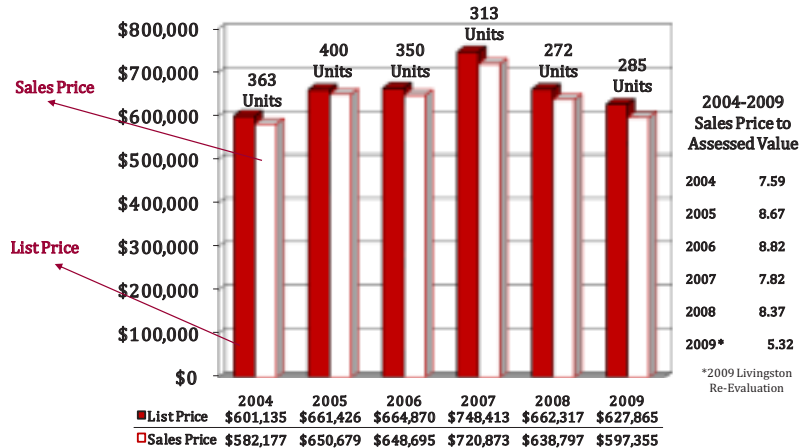
FLASHBACK!!!!
September 2009 YTD:
AVG YTD Sales Price: \$609,409
DOM: 72
#Units YTD: 209
SP:AV 6.65

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				\$687,208
Average Sales Price	\$694,714	\$400,500	\$666,605	\$592,433	\$619,004	\$719,556	\$650,093	\$742,609	\$594,919				\$664,017
Days on Market	66	55	94	58	60	66	49	61	73				65
% of List Price to Sales Price	96.84%	97.93%	95.55%	98.26%	94.92%	97.76%	99.13%	97.01%	95.10%				96.96%
Sales Price to Assessed Value	0.97	0.94	0.99	1.00	0.96	1.04	1.03	0.99	0.88				0.99
# Units Sold	14	4	19	15	24	41	27	29	21				194

Livingston Market Averages 2004-2009

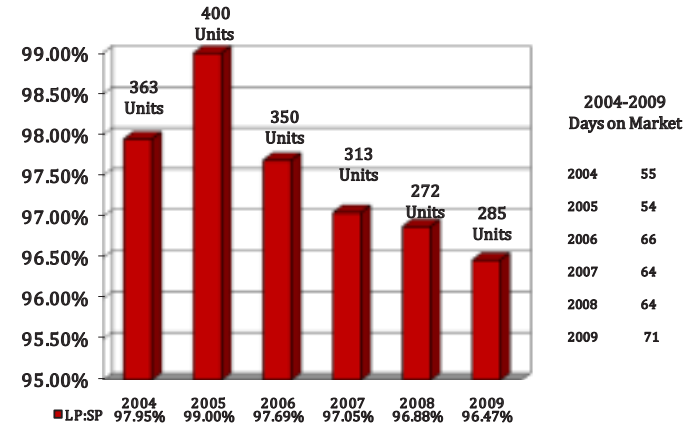
LIST PRICE & SALES PRICE AND SALES PRICE TO ASSESSED VALUE RATIO



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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