

Livingston **November 2010** Market Activity

Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
1	3 SPRINGBROOK RD	CapeCod	\$375,000	\$385,000	\$409,500	11/1/2010	10	102.67%	0.94
2	26 CONCORD DR	Colonial	\$650,000	\$640,000	\$542,300	11/1/2010	0	98.46%	1.18
3	32 MELROSE DR	Colonial/Cont	\$485,000	\$450,000	\$540,000	11/3/2010	62	92.78%	0.83
4	12 BRAYTON RD	Custom	\$899,000	\$830,000	\$1,233,800	11/4/2010	92	92.32%	0.67
5	24 S ASHBY AVE	Colonial	\$389,000	\$390,000	\$366,600	11/5/2010	3	100.26%	1.06
6	1 SHERWOOD CT	Custom/Conte	\$1,299,000	\$1,200,000	\$1,781,900	11/5/2010	336	92.38%	0.67
7	222 W MT PLEASANT AVE	Bi-Level	\$389,900	\$346,000	\$495,400	11/9/2010	48	88.74%	0.70
8	156 BEAUFORT AVE	Ranch	\$459,000	\$440,000	\$470,900	11/10/2010	26	95.86%	0.93
9	38 SHERBROOKE PKWY	Colonial	\$465,000	\$468,000	\$455,100	11/10/2010	21	100.65%	1.03
10	25 FIELDSTONE DR	SplitLev	\$479,000	\$450,000	\$521,800	11/15/2010	30	93.95%	0.86
11	12 CODDINGTON TER	Colonial	\$539,900	\$571,000	\$630,700	11/18/2010	17	105.76%	0.91
12	14 DICKINSON LN	Colonial/Cape	\$429,000	\$441,000	\$439,200	11/19/2010	73	102.80%	1.00
13	2 COVENTRY RD	SplitLev	\$629,000	\$565,000	\$722,800	11/19/2010	143	89.83%	0.78
14	14 PRINCETON RD	Ranch	\$799,000	\$748,000	\$890,800	11/19/2010	36	93.62%	0.84
15	20 YALE CT	Ranch	\$939,000	\$900,000	\$1,016,800	11/19/2010	92	95.85%	0.89
16	29 HADRIAN DR	Colonial	\$1,525,000	\$1,410,000	\$1,503,900	11/19/2010	206	92.46%	0.94
17	33 BURGUNDY CT	Colonial	\$599,000	\$590,000	\$682,000	11/24/2010	29	98.50%	0.87
18	27 TIFFANY DR	SplitLev	\$635,000	\$635,000	\$568,800	11/24/2010	1	100.00%	1.12
19	36 OAKWOOD AVE	Cape/Ranch	\$319,000	\$284,888	\$290,800	11/25/2010	116	89.31%	0.98
20	414 TURLINGTON CT	TwnIntUn	\$459,000	\$440,000	\$479,800	11/30/2010	59	95.86%	0.92
21	2 BILLINGSLEY DR	SplitLev	\$505,000	\$492,500	\$501,300	11/30/2010	75	97.52%	0.98
Averages			\$631,800	\$603,638			70	96.17%	0.91

Average Days on Market	70
Average List Price	\$631,800
Average Sales Price	\$603,638
% of List Price to Sales Price	96.17%
Sales Price to Assessed Value Ratio	.91
# of Units for the Month	21

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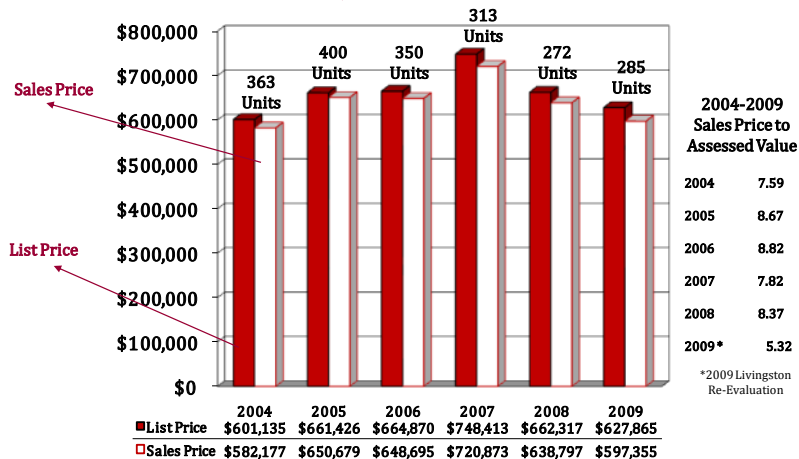
FLASHBACK!!!!
November 2009 YTD:
AVG YTD Sales Price: \$600,472
DOM: 70
#Units YTD: 261
SP:AV 5.72

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		\$679,546
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		\$656,261
Days on Market	66	55	94	58	60	66	49	61	73	57	70		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%		96.91%
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		1.01
# Units Sold	14	4	19	15	24	41	27	29	21	31	21		246

Livingston Market Averages 2004-2009

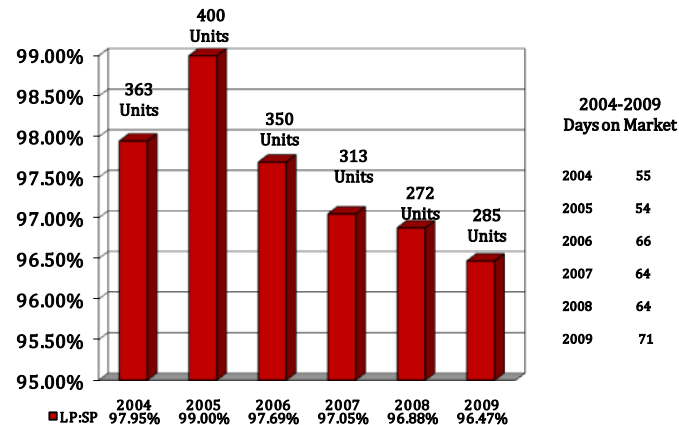
LIST PRICE & SALES PRICE AND SALES PRICE TO ASSESSED VALUE RATIO



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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