

LIVINGSTON June 2009 Home Sales Stats

Data compiled from the GSMLS. Deemed reliable, but not guaranteed.

Sue feels that if you are in the market to buy or sell real estate in Livingston, it is important to understand the trends in Active Listings, Days on the Market, and Listing to Sale Price ratio so that you can make an educated decision.

Address	Original List Price	List at Contract	Sale Price	DOM	BR	BA	Style
32 McCall Ave	\$400,000	\$300,000	\$290,000	294	3	2	CapeCod
24 Irving Ave	\$399,000	\$305,000	\$310,000	89	2	1	Colonial
33 Mt Pleasant Pky	\$348,900	\$338,900	\$330,000	31	2	2	Colonial
11 Brookside Place	\$399,000	\$369,000	\$369,000	189	2	1	Colonial
22 Monmouth Ct	\$375,000	\$375,000	\$330,000	109	3	1	CapeCod
88 Fellswood Dr.	\$389,000	\$389,000	\$366,000	40	3	1	Ranch
22 Congressional Pky	\$429,900	\$398,000	\$387,500	68	3	1.1	Colonial
5 Westlawn	\$399,000	\$399,000	\$382,000	58	3	1.1	Colonial
20 Glannon Rd	\$400,000	\$400,000	\$375,000	16	3	1.1	Colonial
79 South Ashby Ave	\$439,900	\$439,900	\$415,000	66	4	1.1	SplitLev
28 W Hobart Gap Rd	\$449,000	\$449,000	\$440,000	6	3	2	Colonial
41 Hillside Ter	\$479,000	\$449,000	\$430,000	127	3	3	Ranch
40 Wingate Dr	\$489,900	\$459,900	\$425,000	148	4	2.1	SplitLev
26 Longacre Drive	\$474,000	\$474,000	\$471,000	7	3	2	SplitLev
4 Symington	\$499,000	\$475,000	\$460,000	49	5	2	RanchExp
810 Kensington Ln	\$539,900	\$495,000	\$467,500	77	3	2.1	TwnIntUn
2 Mansfield Court	\$509,000	\$509,000	\$450,000	128	4	2.1	Colonial
44 East Dr	\$575,000	\$525,000	\$460,000	331	3	1.1	Ranch
29 Shadowlawn Dr	\$534,000	\$534,000	\$534,000	18	3	2.1	SplitLev
29 Briar Cliff Rd	\$549,000	\$549,000	\$571,000	9	4	2	Colonial
26 Baker Rd	\$599,000	\$569,000	\$560,000	70	3	2.1	Ranch
24 Tiffany Dr	\$593,800	\$593,800	\$578,000	11	5	3	Bi-Level
79 Walnut St	\$599,000	\$599,000	\$575,000	16	4	2.1	Colonial
37 Coddington Terr	\$609,000	\$609,000	\$627,000	13	4	2.1	SplitLev
25 Wellington Rd	\$699,900	\$699,900	\$665,000	31	4	2.1	Colonial
106 Shrewsbury Dr	\$795,000	\$750,000	\$750,000	88	4	3.1	Ranch
48 Wynnwood Rd	\$839,900	\$775,000	\$745,800	96	5	3.1	SplitLev
64 Shrewsbury Dr.	\$879,000	\$799,000	\$780,000	38	4	3.1	Colonial
33 Morningside Dr	\$799,900	\$799,900	\$850,000	11	4	3.1	Colonial
11 Pebble Beach Dr	\$825,000	\$825,000	\$780,000	15	3	3.1	TwnEndUn
2 Devonshire Rd	\$899,000	\$899,000	\$860,000	8	3	2.1	Ranch
4 Rainbow Ridge Dr	\$1,250,000	\$1,250,000	\$1,090,000	178	5	4.1	Contemp
6 Rainbow Ridge Dr	\$1,379,000	\$1,379,000	\$1,237,500	27	5	4.2	Contemp
35 Stonewall Dr	\$2,450,000	\$2,195,000	\$1,875,000	80	6	5.2	Colonial
11 Thames Dr	\$2,250,000	\$2,250,000	\$2,150,000	48	5	4.2	Custom

AVERAGE DAYS ON MARKET: 69 AVERAGE LIST PRICE: \$629,838
 AVERAGE SALE PRICE: \$629,838 % SALE PRICE / LIST PRICE: 95%

LIVINGSTON HOME SALE TRENDS June 2008 thru June 2009

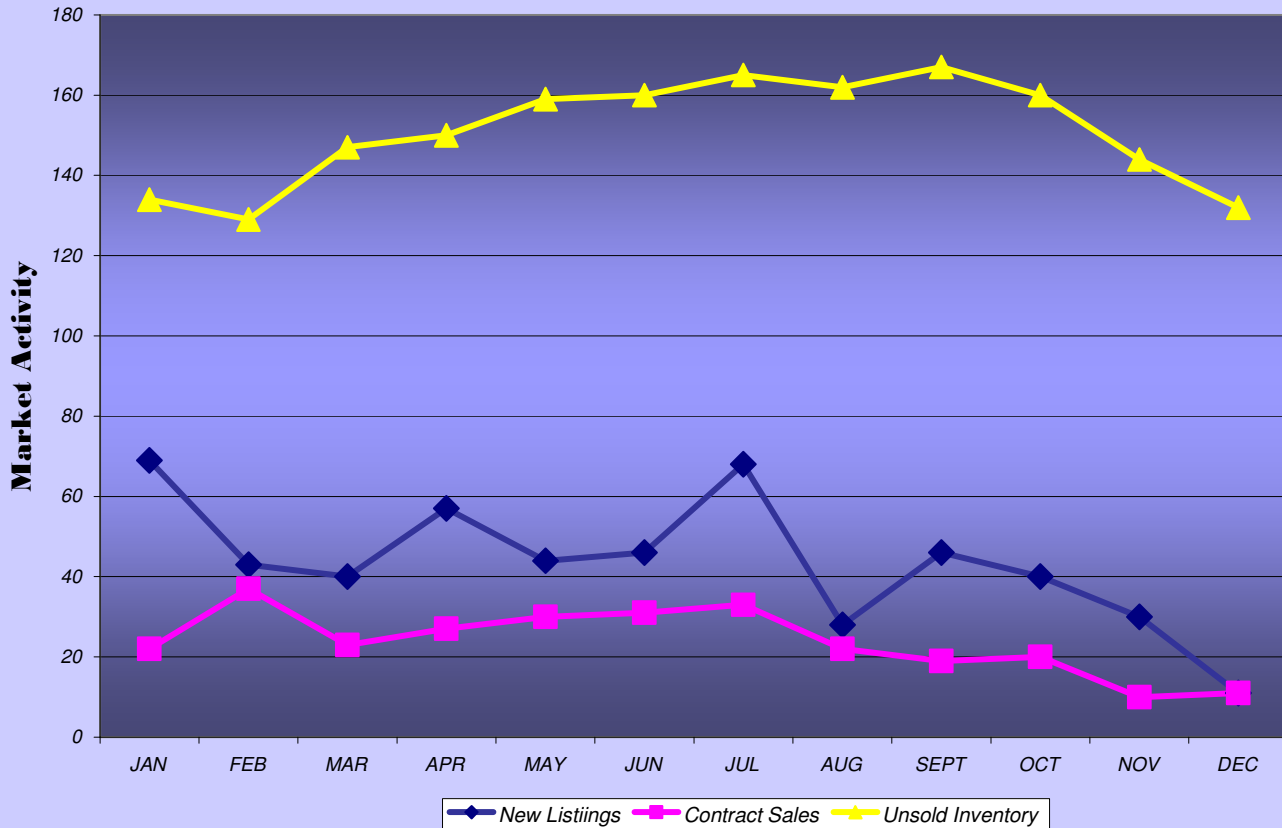
	June 2008	July	Aug.	Sept.	Oct.	Nov.
Average Listing Price	\$784,596	\$772,395	\$797,196	\$822,637	\$769,517	\$798,806
Average Sale Price	\$636,213	\$628,710	\$770,143	\$738,568	\$568,743	\$570,200
%Sale Price to List Price Ratio	99%	96%	98%	95%	94%	97%
Days on Market	46	65	51	82	77	62
# of Active Listings	202	225	194	207	204	187
# of Closed Listings	32	35	33	22	14	16

	Dec.	Jan.	Feb.	March	April	May	June2009
Average Listing Price	\$823,497	\$782,639	\$762,540	\$798,985	\$838,557	\$807,875	\$629,838
Average Sale Price	\$615,050	\$1,408,917	\$477,071	\$598,833	\$625,029	\$560,814	\$629,838
%Sale Price to List Price Ratio	92%	84%	96%	96%	93%	95%	95%
Days On Market	85	117	68	70	108	86	69
# of Active Listings	166	169	172	193	203	221	220
# of Closed Listings	24	7	7	15	17	22	16

June 2009	Active Listings	New Listings	Under Contract	Sold Listings	Average	SP/LP
# Beds	Avg LP	Avg LP	Avg LP	Avg LP	DOM	%
1	\$1,200,000	\$0	\$0	\$0	0	0%

2	\$566,373	\$697,250	\$559,000	\$336,333	103	100%
3	\$520,277	\$534,154	\$485,455	\$472,231	69	96%
4	\$748,102	\$799,416	\$630,444	\$610,800	55	98%
5	\$1,451,994	\$1,270,898	\$948,250	\$1,149,800	77	92%
TOWN	\$827,867	\$794,207	\$572,743	\$629,838	69	95%

LIVINGSTON 2008



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