

## LIVINGSTON August 2006 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	List Price	Sale Price	DOM	BR	TBTH	Style
15 Royal Ave.	\$399,000	\$395,000	112	3	1	Colonial
419 S. Livingston Ave.	\$399,000	\$388,000	48	3	1	Cape Cod
41 Lincoln Ave.	\$429,000	\$410,000	146	4	2	Colonial
36 S. Ashby Ave.	\$429,000	\$408,000	41	3	1.1	Cape Cod
154 N. Livingston Ave.	\$430,000	\$425,000	70	4	1.1	Colonial
24 Sherbrooke Pkwy.	\$439,000	\$425,000	31	3	1.1	Colonial
177 Laurel Ave.	\$447,000	\$450,000	15	3	2	Ranch
3407 Pointe Gate Dr.	\$449,900	\$425,000	124	2	2	One Fl. Unit
10 Stony Hill Pl.	\$449,900	\$425,000	16	3	1.2	Split Level
2 Marlo Rd.	\$449,900	\$449,900	2	3	1.1	Split Level
34 Hazel Ave.	\$454,900	\$454,900	16	3	1.1	Colonial
6 N. Ridge Rd.	\$458,000	\$448,000	121	3	1.1	Split Level
29 Bennington Rd.	\$469,000	\$470,000	49	4	1.1	Colonial
37 Village Dr.	\$469,900	\$462,500	103	3	2	Colonial
49 Wilson Terr.	\$469,900	\$460,000	67	3	1	Colonial
47 N. Ridge Rd.	\$514,900	\$486,000	113	3	1.1	Split Level
513 Regal Blvd.	\$534,000	\$535,000	17	2	2.1	Twnhse-Int
21 Park Dr.	\$539,000	\$530,000	36	3	2.1	Colonial
707 Regal Blvd.	\$539,900	\$532,500	52	2	2.1	Multi-FI, Twnhse-Int
18 Wellington Rd.	\$549,900	\$532,000	99	4	1.1	Colonial
4 Bennington Rd.	\$549,900	\$537,500	22	4	1.1	Colonial
27 Amelia Ave.	\$553,900	\$534,600	29	4	2.1	Bi-Level
703 Regal Blvd.	\$575,000	\$567,500	111	3	2.1	Twnhse-End
313 Edmonton Ct.	\$575,000	\$550,000	71	3	2.1	Twnhse-Int
36 Bennington Rd.	\$579,500	\$579,500	11	4	1.1	Colonial
19 Collins Terr.	\$580,000	\$545,000	181	5	3	Colonial
12 Lexington Dr.	\$595,000	\$595,000	16	4	1.1	Colonial
11 Boynton Dr.	\$599,000	\$560,000	14	4	2.1	Split Level
15 Mansfield Ct.	\$609,000	\$610,000	13	3	2.1	Split Level
42 Bear Brook Ln.	\$619,900	\$615,000	96	4	3	Bi-Level
46 Burnet Hill Rd.	\$649,000	\$634,000	25	4	2.1	Cape Cod, Colonial
115 Kensington Ln.	\$659,000	\$645,000	146	3	2.1	Twnhse-End
15 Sycamore Terr.	\$659,000	\$660,000	37	4	2.1	Colonial
93 N. Hillside Ave.	\$675,000	\$626,460	109	3	2	Ranch
18 Fairfax Dr.	\$687,000	\$690,000	21	5	3	Custom Home, Split Lvl
93 N. Ashby Ave.	\$689,000	\$680,000	37	4	2.2	Colonial
33 Wychwood Rd.	\$699,000	\$685,000	53	4	2.1	Split Level
3 Downing Pl.	\$725,000	\$710,000	19	4	2.1	Split Level
29 Wingate Dr.	\$759,000	\$755,000	82	5	2.1	Colonial
27 Badger Dr.	\$774,900	\$780,000	16	3	3	Split Level
51 West Dr.	\$795,000	\$755,000	7	5	2.1	Split Level
1 Downing Pl.	\$799,000	\$780,000	122	4	2.1	Split Level
]31 Tanglewood Dr.	\$799,000	\$767,500	59	4	2.1	Contemporary, Split Lvl
51 Hickory Pl.	\$800,000	\$800,000	49	4	2.1	Colonial
17 Pine Valley Rd.	\$899,000	\$890,000	23	4	3.1	Twnhse-End
287 S. Orange Ave.	\$899,000	\$880,000	55	4	3.2	Ranch
7 Scarsdale Dr.	\$949,000	\$890,000	59	5	3.2	Split Level
16 Coventry Rd.	\$1,099,000	\$1,055,000	7	5	3.1	Split Level
8 Chetwynd Terr.	\$1,100,000	\$960,000	77	4	5.1	Expanded Ranch
8 Post Ln.	\$1,175,000	\$1,025,000	32	5	4.1	Colonial, Tudor
1 Mellon Pl.	\$1,350,000	\$1,325,000	87	5	4.1	Colonial, Custom Hm

AVERAGE DAYS ON MARKET:	57
AVERAGE LISTING PRICE:	\$911,194
AVERAGE SALE PRICE:	\$621,773
% SALE PRICE / LIST PRICE:	97%

**LIVINGSTON HOMESALE TRENDS August 2005 – August 2006**

	Aug. 05	Sept.	Oct.	Nov.	Dec.	Jan.	Feb.
<b>Average Listing Price</b>	\$744,730	\$765,484	\$859,727	\$859,586	\$863,576	\$849,765	\$850,098
<b>Average Sale Price</b>	\$744,135	\$788,984	\$633,056	\$676,388	\$764,029	\$1,177,621	\$991,352
<b>%Sale Price to List Price Ratio</b>	98.81%	97.64%	99%	97%	96%	167%	141%
<b>Days on Market</b>	45	69	44	64	45	71	45
<b># of Active Listings</b>	191	210	206	204	178	172	202

	Mar.	Apr.	May	Jun.	Jul.	Aug. 06
<b>Average Listing Price</b>	\$846,215	\$844,072	\$874,498	\$884,690	\$876,073	\$991,194
<b>Average Sale Price</b>	\$660,711	\$724,085	\$764,871	\$629,810	\$607,717	\$621,773
<b>%Sale Price to List Price Ratio</b>	98%	98%	98%	98%	98%	97%
<b>Days On Market</b>	67	67	68	52	72	57
<b># of Active Listings</b>	237	249	251	261	241	237



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