

## LIVINGSTON December 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.

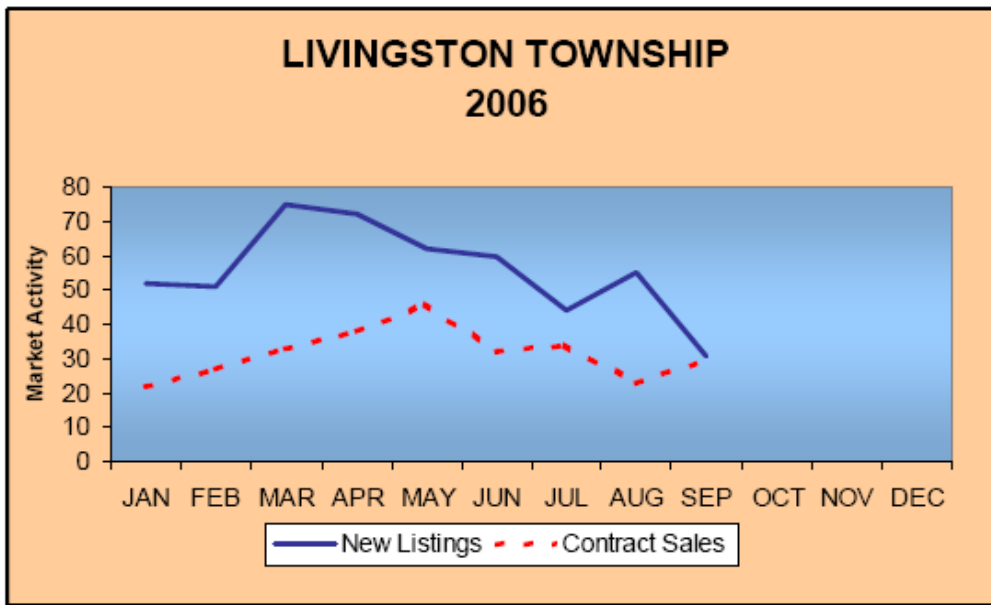
Address	List Price	Sale Price	DOM	BR	TBTH	Style
131 W. Northfield Rd.	\$429,000	\$405,000	133	3	2	Colonial
23 Springbrook Rd.	\$439,900	\$425,000	111	3	1	Cape Cod
2 N. Ridge Rd.	\$439,900	\$437,000	9	3	1.1	Split Level
46 Melrose Dr.	\$449,000	\$445,000	129	3	1	Ranch
22 Riker Hill Rd.	\$469,900	\$460,000	171	3	1	Split Level
119 Turlington Ct.	\$480,000	\$475,000	26	2	2	Ranch, Twnhse-Int
26 Hillside Terr.	\$499,000	\$460,000	160	3	3	Expanded Ranch
33 Bryant Dr.	\$499,000	\$499,000	30	5	2.1	Split Level
75 Winchester Rd.	\$499,900	\$485,000	90	4	1.1	Bi-Level
97 Falcon Rd.	\$499,900	\$489,000	31	4	2	Bi-Level
113 Turlington Ct.	\$519,000	\$519,000	9	3	2.1	Twnhse-Int
412 Turlington Ct.	\$535,000	\$520,000	181	3	2.1	Twnhse-Int
21 Macopin Ct.	\$575,000	\$541,500	140	4	2.1	Split Level
4412 Pointe Gate Dr.	\$583,000	\$575,000	59	2	2.1	Hi-Rise, 1 fl unit
515 Regal Blvd.	\$595,000	\$560,000	65	3	2.1	Twnhse-End
85 W. McClellan Ave.	\$614,999	\$580,000	40	4	3	Bi-Level
14 Largo Ln.	\$659,000	\$655,000	25	4	2.1	Colonial
8 Pebble Beach Dr.	\$699,000	\$675,000	114	3	3.1	Twnhse-Int
311 Hillside Ave.	\$749,000	\$800,018	11	4	4	Colonial
12 Aspen Dr.	\$829,900	\$765,000	114	4	2.1	Colonial, Contemporary
16 Ross Rd.	\$849,000	\$825,000	55	3	2.1	Ranch

AVERAGE DAYS ON MARKET:	81
AVERAGE LIST PRICE:	\$942,711
AVERAGE SALE PRICE:	\$552,168
% SALE PRICE / LIST PRICE:	97%

## LIVINGSTON HOMESALE TRENDS December 2005 – December 2006

	Dec. 05	Jan.	Feb.	Mar.	Apr.	May	Jun.
Average Listing Price	\$863,576	\$849,765	\$850,098	\$846,215	\$844,072	\$874,498	\$884,690
Average Sale Price	\$764,029	\$1,177,621	\$991,352	\$660,711	\$724,085	\$764,871	\$629,810
%Sale Price to List Price Ratio	96%	167%	141%	98%	98%	98%	98%
Days on Market	45	71	45	67	67	68	52
# of Active Listings	178	172	202	237	249	251	261

	Jul.	Aug.	Sept. 06	Oct.	Nov.	Dec. 06
Average Listing Price	\$876,073	\$991,194	\$913,344	\$893,751	\$889,266	\$942,711
Average Sale Price	\$607,717	\$621,773	\$600,991	\$716,222	\$542,996	\$552,168
%Sale Price to List Price Ratio	98%	97%	97%	97%	96%	97%
Days On Market	72	57	69	60	78	81
# of Active Listings	241	237	227	194	182	162



#### LIVINGSTON TOWNSHIP 3rd Quarter At-A-Glance

	2002	2003	2004	2005	2006
<i>Average # Of Offerings/Monthly</i>	41.3	33.7	37.3	55.7	43.3
<i>Average # Of Sales/Monthly</i>	28.0	32.3	30.0	35.0	29.0
<i>Supply &amp; Demand Ratio</i>	68%	96%	80%	63%	67%
<i>Unsold Inventory</i>	102	93	102	152	152
<i>Projected Absorption (Months)</i>	4	3	3	4	5

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