

LIVINGSTON October 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.

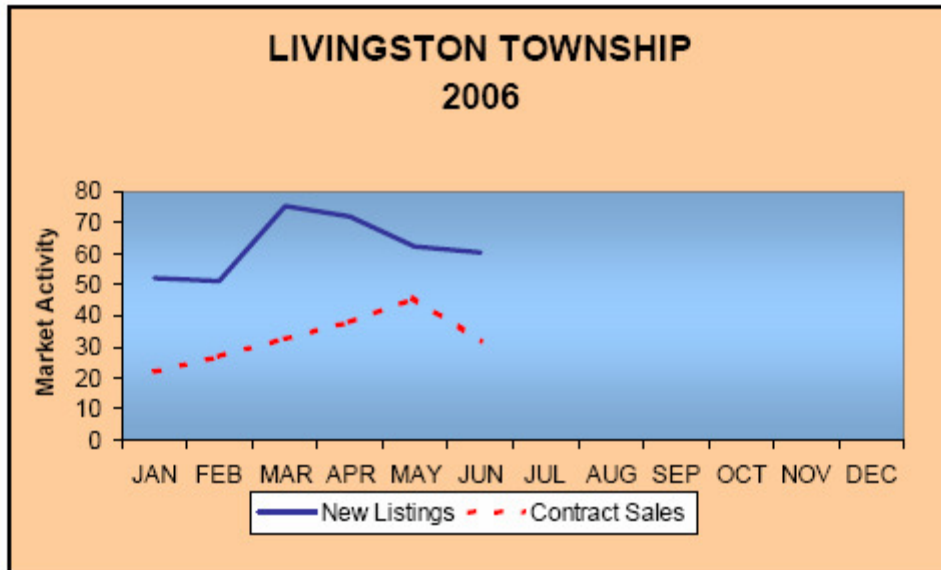
Address	List Price	Sale Price	DOM	BR	TBTH	Style
16 Fernwood Rd.	\$409,500	\$415,000	9	3	1	Cape Cod
30 Glannon Rd.	\$415,000	\$405,000	11	2	2	Ranch
28 Amherst Pl.	\$429,000	\$392,000	164	3	2.1	Colonial
324 E. Cedar St.	\$437,900	\$423,500	79	3	1.1	Colonial
159 E. McClellan Ave.	\$499,900	\$472,000	112	3	2	Colonial
8 Carlisle Dr.	\$505,000	\$500,000	92	3	2	Ranch
18 Redwood Rd.	\$539,000	\$528,000	38	4	2	Colonial
317 Kensington Ln.	\$555,000	\$530,000	156	2	2.1	Twnhse-End
12 Arrow Dr.	\$574,900	\$550,000	55	4	2.1	Bi-Level
111 Turlington Ct.	\$580,000	\$550,000	78	3	2.1	Twnhse-Int
38 Tremont Terr.	\$649,000	\$630,500	21	3	2.1	Ranch
10 Dawson Terr.	\$675,000	\$662,500	9	5	2.1	Split Level
303 Binghampton Ln.	\$714,900	\$710,000	87	3	2.1	Townhse-Int
509 Binghampton Ln.	\$715,000	\$685,000	25	3	2.1	Twnhse-Int
24 Wychwood Rd.	\$740,000	\$725,000	29	4	3	Split Level
15 Charles St.	\$774,900	\$750,000	79	4	2.1	Colonial
16 Nottingham Rd.	\$979,000	\$917,500	51	4	3	Ranch
21 Ridgewood Dr.	\$1,100,000	\$995,000	203	4	3.1	Custom Hm, Split Lvl
4 Tulane Dr.	\$1,100,000	\$1,100,000	9	5	3.1	Split Level
56 Burnet Hill Rd.	\$1,150,000	\$1,065,000	46	5	4	Colonial
3 Mellon Pl.	\$1,300,000	\$1,300,000	87	5	4.1	Colonial, Custom Hm

AVERAGE DAYS ON MARKET:	60
AVERAGE LISTING PRICE:	\$893,751
AVERAGE SALE PRICE:	\$716,222
% SALE PRICE / LIST PRICE:	97%

LIVINGSTON HOMESALE TRENDS October 2005 – October 2006

	Oct. 05	Nov.	Dec.	Jan.	Feb.	Mar.	Apr.
Average Listing Price	\$859,727	\$859,586	\$863,576	\$849,765	\$850,098	\$846,215	\$844,072
Average Sale Price	\$633,056	\$676,388	\$764,029	\$1,177,621	\$991,352	\$660,711	\$724,085
%Sale Price to List Price Ratio	99%	97%	96%	167%	141%	98%	98%
Days on Market	44	64	45	71	45	67	67
# of Active Listings	206	204	178	172	202	237	249

	May	Jun.	Jul.	Aug.	Sept. 06	Oct. 06
Average Listing Price	\$874,498	\$884,690	\$876,073	\$991,194	\$913,344	\$893,751
Average Sale Price	\$764,871	\$629,810	\$607,717	\$621,773	\$600,991	\$716,222
%Sale Price to List Price Ratio	98%	98%	98%	97%	97%	97%
Days On Market	68	52	72	57	69	60
# of Active Listings	251	261	241	237	227	194



LIVINGSTON TOWNSHIP 2nd Quarter At-A-Glance

	2002	2003	2004	2005	2006
<i>Average # Of Offerings/Monthly</i>	42.7	47.0	59.7	66.3	64.7
<i>Average # Of Sales/Monthly</i>	34.7	33.7	41.7	45.3	38.7
<i>Supply & Demand Ratio</i>	81%	72%	70%	68%	60%
<i>Unsold Inventory</i>	77	103	109	129	184
<i>Projected Absorption (Months)</i>	2	3	3	3	5

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