

LIVINGSTON August 2007 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
24 Woodcrest Dr.	\$370,000	\$349,000	\$350,000	92	3	1	Cape Cod
211 E. McClellan Ave.	\$349,000	\$379,900	\$400,000	14	3	1.1	Cape Cod
15 Herbert Terr.	\$425,000	\$399,000	\$375,000	68	3	1.1	Colonial
123 Meadowbrook Rd.	\$410,000	\$410,000	\$405,000	30	2	1	Tudor
327 W. Northfield Rd.	\$419,900	\$414,900	\$410,000	57	3	1	Ranch
50 Virginia Ave.	\$449,900	\$417,500	\$408,500	396	4	2	Cape Cod
436 S. Livingston Ave.	\$449,900	\$429,900	\$430,500	22	3	1.1	Colonial
34 N. Ashby Ave.	\$453,000	\$453,000	\$450,000	11	3	1.1	Split Level
26 Sherbrooke Pky	\$489,000	\$489,000	\$474,500	21	3	1.1	Colonial
86 N. Ashby Ave.	\$534,900	\$499,900	\$492,500	49	3	1.1	Ranch
103 Turlington Ct.	\$529,000	\$519,000	\$500,000	43	2	2.1	Twnhse-End
27 W. Harrison Pl.	\$525,000	\$525,000	\$510,000	36	5	2	Colonial
3 Bryant Dr.	\$529,000	\$529,000	\$529,000	10	3	2	Split Level
3 W. Lawn Rd.	\$529,900	\$529,900	\$500,000	46	4	3	Split Level
79 Amelia Ave.	\$529,900	\$529,900	\$550,000	27	4	2.1	Split Level
71 Sykes Ave.	\$549,000	\$549,000	\$549,000	9	3	2.1	Split Level
24 Edgemere Rd.	\$589,000	\$559,000	\$540,000	49	4	2.1	Bi-Level
42 Longacre Dr.	\$567,800	\$567,800	\$576,000	14	4	2	Split Level
3301 Pointe Gate Dr.	\$569,900	\$569,900	\$557,500	12	2	2.1	One Fl. Unit
331 W. Northfield Rd.	\$578,000	\$578,000	\$540,000	41	5	3	Expanded Ranch
9 Bonnyview Dr.	\$615,000	\$579,000	\$552,500	73	3	2.1	Split Level
210 Edmonton Ct.	\$615,000	\$579,000	\$570,500	41	3	2.1	Twnhse-Int
59 Irving Ave.	\$599,000	\$585,000	\$565,000	48	3	1.1	Colonial
7 Oxford Dr.	\$599,000	\$599,000	\$565,000	53	3	2.1	Colonial
95 Hillside Ave.	\$619,000	\$599,900	\$580,000	103	4	3	Colonial
9 Knollwood Dr.	\$629,000	\$629,000	\$641,000	14	4	2.1	Split Level
307 Kensington Ln.	\$629,000	\$629,000	\$619,000	43	3	2.1	Twnhse-Int
7 Dawson Terr.	\$629,000	\$629,000	\$667,000	11	3	2.1	Split Level
10 Falcon Rd.	\$649,000	\$649,000	\$632,000	22	4	3	Split Level
316 Beaufort Ave.	\$665,000	\$665,000	\$650,000	22	3	2.1	Custom Hm, Expanded Ranch
307 Binghampton Ln.	\$714,000	\$685,000	\$660,000	105	3	3.1	Twnhse-Int
78 Springbrook Rd.	\$689,000	\$689,000	\$644,000	26	3	3.1	Ranch
5 Birchwood Dr.	\$739,000	\$729,000	\$730,000	17	4	2.1	Split Level
16 Tiffany Dr.	\$819,900	\$739,000	\$720,000	127	4	3.1	Split Level
95 N. Ashby Ave.	\$765,000	\$750,000	\$720,000	30	4	2.1	Colonial
50 Springbrook Rd.	\$769,000	\$750,000	\$732,000	61	4	2.1	Split Level
3 Shadowlawn Dr.	\$815,000	\$815,000	\$825,000	11	3	2.2	Split Level
7 Birchwood Dr.	\$829,000	\$829,000	\$840,000	1	4	2.1	Split Level
46 Springbrook Rd.	\$839,000	\$839,000	\$818,000	12	4	3.1	Split Level
117 Hillside Ave.	\$974,900	\$884,900	\$817,500	198	5	3.1	Colonial
36 Winged Foot Dr.	\$899,000	\$899,000	\$867,500	32	3	3.1	Twnhse-End
43 Tremont Terr.	\$949,000	\$949,000	\$999,999	14	4	2.1	Colonial

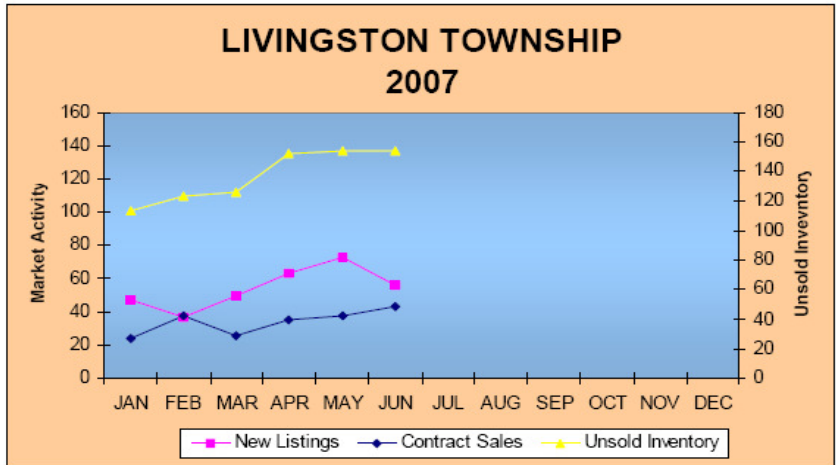
Address	Original List Price	List at Contract	Sale Price	DOM	BR	BA	Style
20 Stonewall Dr.	\$954,000	\$954,000	\$927,000	57	4	2.1	Split Level
16 Driftwood Dr.	\$989,000	\$989,000	\$950,000	65	4	3.1	Contemporary, Ranch
1404 Town Ctr Way	\$999,900	\$999,900	\$850,000	15	2	2.1	One Fl. Unit
34 Surrey Ln.	\$1,975,000	\$1,748,000	\$1,575,000	73	7	5.1	Colonial
8 Canoe Brook Dr.	\$2,175,000	\$2,175,000	\$1,960,000	17	5	5.1	Colonial, Custom Hm
19 Trafalgar Dr.	\$2,345,000	\$2,345,000	\$2,200,000	37	5	4.2	Colonial, Custom Hm

AVERAGE DAYS ON MARKET: 49
 AVERAGE LIST PRICE: \$893,721
 AVERAGE SALE PRICE: \$696,365
 % SALE PRICE / LIST PRICE: 97%

LIVINGSTON HOMESALE TRENDS August 2006 – August 2007

	Aug. 06	Sept.	Oct.	Nov.	Dec.	Jan.	Feb.
Average Listing Price	\$991,194	\$913,344	\$893,751	\$889,266	\$942,711	\$891,777	\$861,090
Average Sale Price	\$621,773	\$600,991	\$716,222	\$542,996	\$552,168	\$645,679	\$861,773
%Sale Price to List Price Ratio	97%	97%	97%	96%	97%	96%	97%
Days on Market	57	69	60	78	81	85	107
# of Active Listings	237	227	194	182	162	162	167

	Mar.	Apr.	May	Jun.	Jul.	Aug. 07
Average Listing Price	\$914,277	\$920,604	\$938,982	\$948,646	\$927,963	\$893,721
Average Sale Price	\$801,041	\$683,741	\$623,400	\$624,354	\$897,094	\$696,365
%Sale Price to List Price Ratio	96%	97%	98%	98%	97%	97%
Days On Market	105	60	68	45	39	49
# of Active Listings	163	184	209	221	197	173



LIVINGSTON TOWNSHIP 2nd Quarter At-A-Glance

	2003	2004	2005	2006	2007
Average # Of Offerings/Monthly	47.0	59.7	66.3	64.7	64.0
Average # Of Sales/Monthly	33.7	41.7	45.3	38.7	38.7
Supply & Demand Ratio	72%	70%	68%	60%	60%
Unsold Inventory	103	109	129	184	154
Projected Absorption (Months)	3	3	3	5	4



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