

## LIVINGSTON December 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
50 W. Hobart Gap Rd.	\$339,000	\$339,000	\$340,000	25	3	1	Cape Cod
13 Hillside Terr.	\$400,000	\$375,000	\$345,000	111	3	1	Ranch
191 Laurel Ave.	\$424,900	\$424,900	\$420,000	89	4	2	Ranch
2 Springbrook Pl.	\$429,000	\$429,000	\$481,500	8	4	1.1	Split Level
10 Maplewood Dr.	\$435,000	\$435,000	\$390,000	25	3	1	Ranch
162 Hillside Ave.	\$479,000	\$439,000	\$435,000	124	4	2	Cape Cod
11 Winchester Rd.	\$534,500	\$450,000	\$433,000	109	3	1.1	Colonial
21 Woodland Ter.	\$469,000	\$469,000	\$410,000	204	4	1.1	Colonial
95 Irving Ave.	\$520,000	\$469,000	\$450,000	210	3	1.1	Split Level
49 Winchester Rd.	\$539,900	\$499,000	\$475,000	211	3	1.1	Colonial
144 Walnut St.	\$750,000	\$500,000	\$500,000	74	3	1	Colonial
313 Kensington Ln.	\$589,000	\$589,000	\$578,000	7	3	2.1	Twnhse-Int
38 N. Baums Ct.	\$599,000	\$599,000	\$550,000	59	3	2.1	Ranch
26 Broadlawn Dr.	\$799,000	\$639,000	\$595,000	244	6	4.1	Split Level
45 East Dr.	\$639,900	\$639,900	\$641,000	21	3	2.1	Colonial
5 Stonewall Dr.	\$748,000	\$698,000	\$690,000	44	4	2.1	Split Level
7 Tuxedo Dr.	\$750,000	\$750,000	\$750,000	5	5	2.1	Split Level
16 Troy Dr.	\$875,000	\$845,000	\$820,000	25	3	2.1	Split Level
8 Devonshire Rd.	\$1,295,000	\$1,175,000	\$1,050,000	60	5	4.2	Ranch
38 Westmount Dr.	\$1,699,900	\$1,549,900	\$1,530,000	44	5	3.2	Colonial
7 Windermere Ct.	\$2,550,000	\$2,400,000	\$2,100,000	265	7	5.2	Colonial, Custom Hm

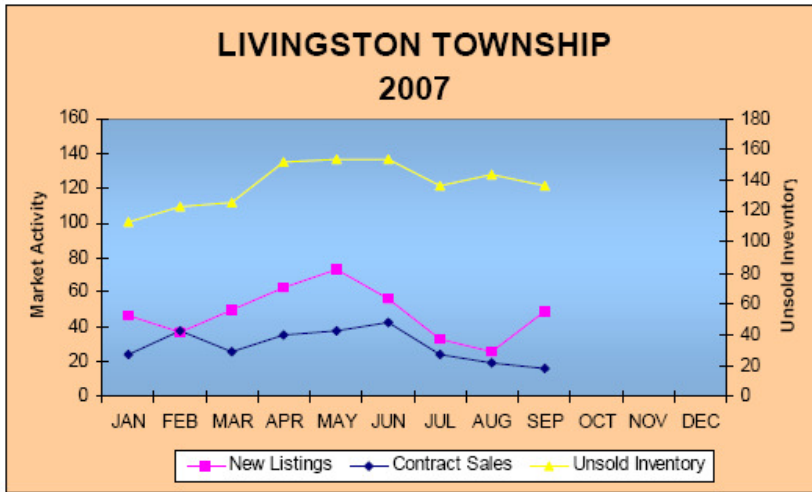
AVERAGE DAYS ON MARKET: 97  
 AVERAGE LIST PRICE: \$846,669  
 AVERAGE SALE PRICE: \$682,175  
 % SALE PRICE / LIST PRICE: 95%

## LIVINGSTON HOMESALE TRENDS December 2006 – December 2007

	Dec. 06	Jan.	Feb.	Mar.	Apr.	May	Jun.
Average Listing Price	\$942,711	\$891,777	\$861,090	\$914,277	\$920,604	\$938,982	\$948,646
Average Sale Price	\$552,168	\$645,679	\$861,773	\$801,041	\$683,741	\$623,400	\$624,354
%Sale Price to List Price Ratio	97%	96%	97%	96%	97%	98%	98%
Days on Market	81	85	107	105	60	68	45
# of Active Listings	162	162	167	163	184	209	221
# of Closed Listings	21	18	12	27	29	23	44

	Jul.	Aug.	Sept.	Oct.	Nov.	Dec. 07
Average Listing Price	\$927,963	\$893,721	\$862,190	\$833,291	\$853,571	\$846,669
Average Sale Price	\$897,094	\$696,365	\$801,033	\$934,667	\$705,487	\$682,175
%Sale Price to List Price Ratio	97%	97%	97%	95%	95%	95%
Days On Market	39	49	46	57	75	97
# of Active Listings	197	173	186	179	162	144
# of Closed Listings	30	48	15	15	21	20

Dec. 07	Active Listings	New Listings	Under Contract	Sold Listings	Average DOM	SP/L P
# Beds	Avg LP	Avg LP	Avg LP	Avg LP		
1	\$0	\$0	\$0	\$0	0	0%
2	\$621,747	\$591,950	\$0	\$0	0	0%
3	\$584,180	\$441,483	\$449,983	\$518,200	85	96%
4	\$687,320	\$461,475	\$751,436	\$487,300	94	99%
5	\$1,581,533	\$2,050,000	\$1,210,000	\$1,205,000	124	92%
TOWN	\$846,669	\$594,515	\$704,510	\$682,175	97	95%



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

	2003	2004	2005	2006	2007
<i>Average # Of Offerings/Monthly</i>	33.7	37.3	55.7	43.3	36.0
<i>Average # Of Sales/Monthly</i>	32.3	30.0	35.0	29.0	19.7
<i>Supply &amp; Demand Ratio</i>	96%	80%	63%	67%	55%
<i>Unsold Inventory</i>	93	102	152	152	137
<i>Projected Absorption (Months)</i>	3	3	4	5	7



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