

LIVINGSTON July 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.

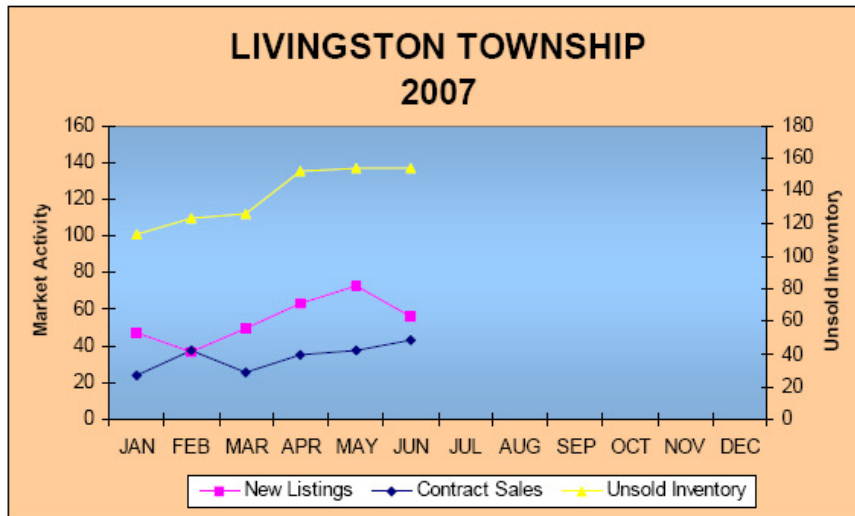
Address	Original List Price	List Price at Contract	Sale Price	DOM	BR	BA	Style
22 Mt. Pleasant Pkwy	\$342,000	\$325,000	\$316,000	53	2	1	Ranch
1403 Pointe Gate Dr.	\$399,990	\$399,990	\$380,000	71	2	2	One Fl. Unit
2 Emerson Dr.	\$429,000	\$429,000	\$435,000	18	3	2	Split Level
52 Eastbrook Terr.	\$459,000	\$459,000	\$496,000	14	3	2.1	Split Level
33 North Ridge Rd.	\$475,000	\$475,000	\$471,000	5	3	1	Split Level
13 Audobon Rd.	\$499,000	\$499,000	\$497,000	43	3	1.1	Colonial
21 Tower Rd.	\$519,000	\$519,000	\$480,000	48	3	2	Ranch
38 W. Lawn Rd.	\$525,000	\$525,000	\$536,000	25	3	2.1	Split Level
14 Rossmore Terr.	\$529,900	\$529,900	\$538,000	20	4	2.1	Split Level
41 W. McClellan Ave.	\$549,000	\$549,000	\$555,300	22	3	2	Split Level
4 Dana Dr.	\$575,000	\$575,000	\$565,000	16	3	2	Split Level
48 Brandon Ave.	\$599,000	\$579,000	\$579,000	45	4	2.1	Bi-Level
21 Tilden Ct.	\$599,000	\$599,000	\$599,000	7	4	2.1	Bi-Level
54 Springbrook Rd.	\$624,000	\$624,000	\$612,000	43	3	2.1	Split Level
5 Tuxedo Dr.	\$674,900	\$674,900	\$655,000	38	3	2	Ranch
22 Broadlawn Dr.	\$699,000	\$699,000	\$720,000	11	3	2.2	Split Level
93 Ridge Dr.	\$724,900	\$699,000	\$665,000	82	4	2.1	Split Level
16 Scarsdale Dr.	\$749,000	\$749,000	\$801,100	10	4	3	Ranch
5 Franklin Ave.	\$787,000	\$749,900	\$733,000	47	6	4	Colonial
18 Blackstone Dr.	\$769,900	\$769,900	\$765,047	19	4	2.1	Ranch
14 Hearthstone Terr.	\$899,000	\$869,000	\$855,000	77	3	2.1	Ranch
193 W. Hobart Gap	\$995,000	\$995,000	\$999,999	64	4	4	Split Level
2 Mellon Pl.	\$1,575,000	\$1,575,000	\$1,575,000	15	5	5.1	Colonial, Custom Hm
17 Putnam Rd.	\$1,735,000	\$1,735,000	\$1,500,000	133	4	3.1	Colonial
44 Westmount Dr.	\$1,825,000	\$1,775,000	\$1,725,000	67	5	4.1	Colonial, Custom Hm
27 Thames Dr.	\$1,995,000	\$1,995,000	\$1,730,000	19	6	5.1	Colonial, Custom Hm
23 Ross Rd.	\$2,369,000	\$2,349,000	\$2,300,000	34	6	4.1	Colonial
15 Putnam Rd.	\$2,499,900	\$2,499,900	\$2,350,000	56	6	4.2	Colonial

AVERAGE DAYS ON MARKET: 39
 AVERAGE LIST PRICE: \$927,963
 AVERAGE SALE PRICE: \$897,094
 % SALE PRICE / LIST PRICE: 97%

LIVINGSTON HOMESALE TRENDS July 2006 – July 2007

	Jul. 06	Aug.	Sept.	Oct.	Nov.	Dec.	Jan.
Average Listing Price	\$876,073	\$991,194	\$913,344	\$893,751	\$889,266	\$942,711	\$891,777
Average Sale Price	\$607,717	\$621,773	\$600,991	\$716,222	\$542,996	\$552,168	\$645,679
%Sale Price to List Price Ratio	98%	97%	97%	97%	96%	97%	96%
Days on Market	72	57	69	60	78	81	85
# of Active Listings	241	237	227	194	182	162	162

	Feb.	Mar.	Apr.	May	Jun.	Jul. 07
Average Listing Price	\$861,090	\$914,277	\$920,604	\$938,982	\$948,646	\$927,963
Average Sale Price	\$861,773	\$801,041	\$683,741	\$623,400	\$624,354	\$897,094
%Sale Price to List Price Ratio	97%	96%	97%	98%	98%	97%
Days On Market	107	105	60	68	45	39
# of Active Listings	167	163	184	209	221	197



LIVINGSTON TOWNSHIP 2nd Quarter At-A-Glance

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





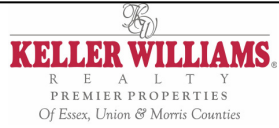
Susan Adler

Over 900 Homes Sold!
#1 Keller Williams Agent in NJ 2005, 2006



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