

## LIVINGSTON June 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
40 Sycamore Ave.	\$395,000	\$395,000	\$370,000	20	4	1.1	Cape Cod
6 Woodcrest Dr.	\$410,000	\$410,000	\$405,000	37	4	1.1	Cape Cod
26 Woodcrest Dr.	\$419,000	\$419,000	\$412,999	11	3	1	Cape Cod
54 Lexington Dr.	\$422,000	\$422,000	\$414,675	0	3	1.1	Colonial
119 Crown Ct.	\$510,000	\$425,000	\$425,000	228	2	2	1 <sup>st</sup> FI Unit, Twnhse-End
13 Dogwood Terr.	\$449,000	\$425,000	\$426,000	72	4	2	Cape Cod
2 Avon Ave.	\$439,000	\$439,000	\$433,000	25	3	1	Split Level
35 Woodcrest Dr.	\$450,000	\$440,000	\$420,000	45	4	2	Cape Cod
28 Irving Ave.	\$459,000	\$459,000	\$485,000	27	3	2	Colonial
66 Fellswood Dr.	\$469,000	\$469,000	\$460,000	31	3	2	Cape Cod
28 Falcon Rd.	\$475,000	\$475,000	\$467,500	17	3	1	Split Level
9 Beverly Rd.	\$479,000	\$479,000	\$479,000	14	4	1.1	Colonial
99 Sykes Ave.	\$484,900	\$484,900	\$460,000	33	3	2	Colonial
47 W. Lawn Rd.	\$489,000	\$489,000	\$478,500	24	3	1.1	Colonial
301 Edmonton Ct.	\$549,000	\$499,000	\$475,000	126	2	2	1 FI Unt, Rnch, Twnhse-End
13 Garnet Terr.	\$499,000	\$499,000	\$475,000	15	4	2	Bi-Level
6 Mounthaven Dr.	\$529,000	\$529,000	\$535,000	19	3	2.1	Split Level
204 Kensington Ln.	\$559,000	\$559,000	\$552,000	41	2	2.1	Twnhse-End
317 Regal Blvd.	\$579,000	\$569,000	\$549,000	122	2	2.1	Twnhse-End
28 Bear Brook Ln.	\$570,000	\$570,000	\$560,000	47	3	1.2	Raised Ranch
218 Kensington Ln.	\$574,000	\$574,000	\$549,000	33	2	2.1	Twnhse-End
23 Broadlawn Dr.	\$619,000	\$579,000	\$530,000	64	3	2.1	Split Level
515 Kensington Ln.	\$595,000	\$595,000	\$590,000	10	3	2.1	Twnhse-End
14 Plymouth Dr.	\$619,000	\$599,000	\$605,000	51	4	3	Split Level
2 Jackson Dr.	\$599,000	\$599,000	\$577,500	23	4	2.1	Bi-Level
20 Tanglewood Dr.	\$689,000	\$639,000	\$630,000	27	4	2.1	Split Level
55 Rumson Rd.	\$649,900	\$649,900	\$645,000	18	4	3	Split Level
42 Wingate Dr.	\$659,000	\$659,000	\$642,000	53	4	4	Colonial
63 Billingsley Dr.	\$675,000	\$675,000	\$639,500	45	3	2.1	Split Level
3 Oakmont Ct.	\$729,000	\$699,000	\$915,000	24	4	3.1	Twnhse-Int.
139 Hillside Ave.	\$719,000	\$719,000	\$719,000	10	6	4	Colonial
34 Baker Rd.	\$799,000	\$759,000	\$722,500	99	3	2.1	Ranch
3 Dorothy Ave.	\$789,000	\$789,000	\$740,000	26	5	2.1	Colonial
3 Dorrien Rd.	\$949,000	\$949,000	\$953,000	15	5	3.1	Split Level
11 Chetwynd Terr.	\$1,100,000	\$1,100,000	\$985,000	21	4	3.1	Ranch
15 Vanderbilt Dr.	\$1,325,000	\$1,325,000	\$1,282,500	19	5	3.1	Colonial, Tudor
4 Canterbury Rd.	\$1,500,000	\$1,500,000	\$1,576,500	11	5	3.1	Custom Home
13 Thames Dr.	\$1,799,000	\$1,649,999	\$1,600,000	73	4	5	Colonial

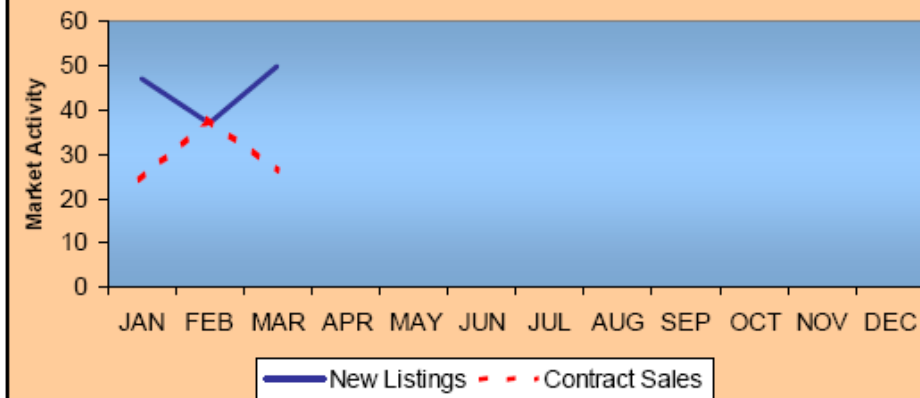
AVERAGE DAYS ON MARKET:	45
AVERAGE LIST PRICE:	\$948,646
AVERAGE SALE PRICE:	\$624,354
% SALE PRICE / LIST PRICE:	98%

## LIVINGSTON HOMESALE TRENDS June 2006 – June 2007

	Jun. 06	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
Average Listing Price	\$884,690	\$876,073	\$991,194	\$913,344	\$893,751	\$889,266	\$942,711
Average Sale Price	\$629,810	\$607,717	\$621,773	\$600,991	\$716,222	\$542,996	\$552,168
%Sale Price to List Price Ratio	98%	98%	97%	97%	97%	96%	97%
Days on Market	52	72	57	69	60	78	81
# of Active Listings	261	241	237	227	194	182	162

	Jan.	Feb.	Mar.	Apr.	May	Jun. 07
Average Listing Price	\$891,777	\$861,090	\$914,277	\$920,604	\$938,982	\$948,646
Average Sale Price	\$645,679	\$861,773	\$801,041	\$683,741	\$623,400	\$624,354
%Sale Price to List Price Ratio	96%	97%	96%	97%	98%	98%
Days On Market	85	107	105	60	68	45
# of Active Listings	162	167	163	184	209	221

## LIVINGSTON TOWNSHIP 2007



### LIVINGSTON TOWNSHIP 1st Quarter At-A-Glance

	2003	2004	2005	2006	2007
<i>Average # Of Offerings/Monthly</i>	34.3	35.7	47.7	59.3	44.7
<i>Average # Of Sales/Monthly</i>	23.3	28.7	35.0	27.3	29.3
<i>Supply &amp; Demand Ratio</i>	68%	80%	73%	46%	66%
<i>Unsold Inventory</i>	86	74	99	173	126
<i>Projected Absorption (Months)</i>	4	3	3	6	4



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