

LIVINGSTON September 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.

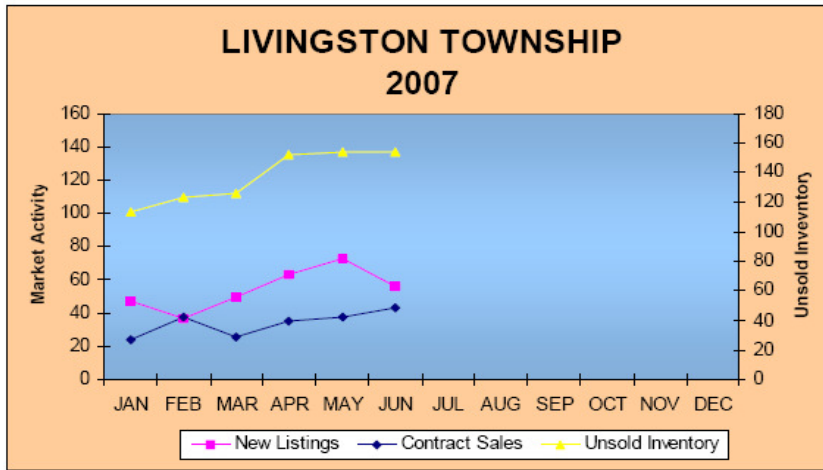
Address	Original List Price	List at Contract	Sale Price	DOM	BR	BA	Style
45 Oakwood Ave.	\$354,900	\$354,900	\$385,000	11	4	2	Cape Cod
11 Elmwood Ct.	\$399,000	\$373,000	\$365,000	139	4	2	Cape Cod
38 Concord Dr.	\$379,000	\$379,000	\$380,000	8	2	1.1	Colonial
32 E. Harrison Ave.	\$419,900	\$419,900	\$390,000	11	3	1	Colonial
13 Woodland Terr.	\$469,000	\$469,000	\$486,000	14	3	1.1	Colonial
402 Turlington Ct.	\$479,000	\$479,000	\$450,000	24	2	2	1 Fl. Unit,Ranch,Twnhse-End
4411 Pointe Gate Dr.	\$515,000	\$515,000	\$515,000	36	2	2.1	One Fl. Unit
43 Village Dr.	\$585,000	\$519,000	\$519,000	150	4	2.1	Colonial
1307 Pointe Gate Dr.	\$526,900	\$526,900	\$505,000	22	2	2.1	One Fl. Unit
14 Carteret Rd.	\$569,000	\$545,000	\$522,000	52	3	2.1	Ranch
715 Kensington Ln.	\$624,900	\$619,900	\$595,000	64	3	2.1	Twnhse-End
34 Blackstone Dr.	\$719,000	\$719,000	\$675,000	27	5	3	Expanded Ranch
1 Sylvan Ct.	\$829,000	\$779,000	\$768,500	67	6	3.1	Ranch
22 Canterbury Rd.	\$1,200,000	\$1,200,000	\$1,100,000	35	4	3.1	Split Level
31 Chelsea Dr.	\$2,395,000	\$2,395,000	\$2,215,000	21	5	5.1	Custom Home
40 Chelsea Dr.	\$2,650,000	\$2,650,000	\$2,650,000	27	5	4.1	Ranch

AVERAGE DAYS ON MARKET:	46
AVERAGE LIST PRICE:	\$862,190
AVERAGE SALE PRICE:	\$801,033
% SALE PRICE / LIST PRICE:	97%

LIVINGSTON HOMESALE TRENDS September 2006 – September 2007

	Sep. 06	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.
Average Listing Price	\$913,344	\$893,751	\$889,266	\$942,711	\$891,777	\$861,090	\$914,277
Average Sale Price	\$600,991	\$716,222	\$542,996	\$552,168	\$645,679	\$861,773	\$801,041
%Sale Price to List Price Ratio	97%	97%	96%	97%	96%	97%	96%
Days on Market	69	60	78	81	85	107	105
# of Active Listings	227	194	182	162	162	167	163
# of Closed Listings	25	21	23	21	18	12	27

	Apr.	May	Jun.	Jul.	Aug.	Sep. 07
Average Listing Price	\$920,604	\$938,982	\$948,646	\$927,963	\$893,721	\$862,190
Average Sale Price	\$683,741	\$623,400	\$624,354	\$897,094	\$696,365	\$801,033
%Sale Price to List Price Ratio	97%	98%	98%	97%	97%	97%
Days On Market	60	68	45	39	49	46
# of Active Listings	184	209	221	197	173	186
# of Closed Listings	29	23	44	30	48	15



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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