

LIVINGSTON December 2008 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
6 Redwood Road	\$289,900	\$289,900	\$228,000	11	3	1	Ranch
18 DICKINSON LN	\$295,000	\$295,000	\$220,000	39	2	1	CapeCod
44 WASHINGTON CT	\$378,000	\$378,000	\$345,000	120	3	1.1	Colonial
20 E Harrison Pl	\$485,000	\$379,000	\$349,000	387	3	1.1	Colonial
19 BRIAR CLIFF RD	\$439,000	\$395,000	\$375,000	51	4	2	Colonial
92 Belmont Drive	\$429,000	\$399,000	\$420,000	22	3	2	SplitLev
39 Lincoln Avenue	\$439,000	\$399,900	\$380,000	165	4	3	CapeCod
901 KENSINGTON LN	\$469,000	\$409,000	\$399,000	78	2	2	OneFloor
15 HERBERT TER	\$459,000	\$417,000	\$400,000	127	3	1.1	Colonial
30 CROSSBROOK RD	\$439,900	\$419,900	\$419,000	40	3	1	Tudor
20 Riker Hill Rd	\$449,900	\$449,900	\$420,000	90	3	1.2	SplitLev
14 WYNNEWOOD RD	\$479,900	\$479,900	\$443,000	13	3	2	Colonial
98 Falcon Road	\$498,500	\$498,500	\$500,000	6	4	2	Bi-Level
16 Laurel Ave	\$599,000	\$499,000	\$475,000	80	4	2.1	SplitLev
107 TURLINGTON CT	\$564,000	\$499,000	\$480,000	136	3	2.1	TwnIntUn
210 KENSINGTON LN	\$585,900	\$585,900	\$553,700	72	3	2.1	TwnIntUn
37 PINE VALLEY RD	\$729,000	\$659,900	\$642,500	144	4	3.1	TwnIntUn
21 WINGATE DR	\$829,000	\$799,000	\$745,000	28	4	3.1	SplitLev
36 PEBBLE BEACH DR	\$859,000	\$829,000	\$780,000	30	4	3.1	TwnEndUn
11 TIMBER HILL DR	\$950,000	\$950,000	\$950,000	1	4	3.1	Custom
8 HEATHER LANE	\$998,000	\$998,000	\$970,000	103	3	4.1	Contemp,Ranch
32 Hemlock Road	\$1,250,000	\$1,250,000	\$999,999	146	4	4.1	RanchExp
28 Surrey Lane	\$1,299,900	\$1,300,000	\$1,179,000	35	5	3.1	Colonial
7 Stonehedge Ter	\$2,499,000	\$2,499,000	\$2,088,000	122	5	6.1	Colonial,Custom

AVERAGE DAYS ON MARKET: 85
 AVERAGE LIST PRICE: \$823,497
 AVERAGE SALE PRICE: \$615,050
 % SALE PRICE / LIST PRICE: 92%

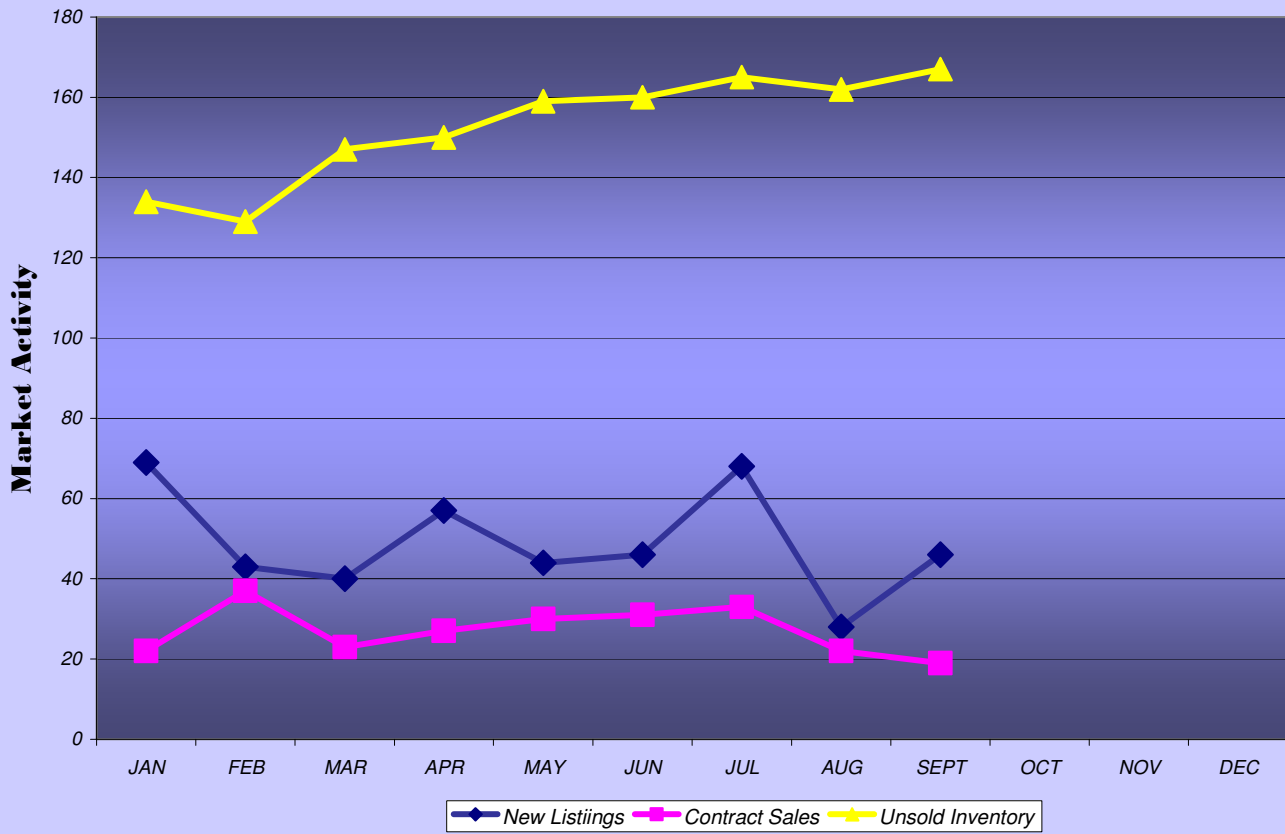
LIVINGSTON HOME SALE TRENDS December 2007 December 2008

	Dec. 2007	Jan.	Feb.	Mar.	April	May
Average Listing Price	\$846,669	\$818,656	\$834,383	\$837,652	\$806,460	\$799,969
Average Sale Price	\$682,175	\$576,279	\$643,439	\$501,833	\$590,370	\$720,500
%Sale Price to List Price Ratio	95%	96%	96%	97%	96%	99%
Days on Market	97	51	77	43	64	70
# of Active Listings	144	170	181	170	199	200
# of Closed Listings	20	15	18	6	21	17

	June	July	Aug.	Sept.	Oct.	Nov.	Dec. 2008
Average Listing Price	\$784,596	\$772,395	\$797,196	\$822,637	\$769,517	\$798,806	\$823,497
Average Sale Price	\$636,213	\$628,710	\$770,143	\$738,568	\$568,743	\$570,200	\$615,050
%Sale Price to List Price Ratio	99%	96%	98%	95%	94%	97%	92%
Days On Market	46	65	51	82	77	62	85
# of Active Listings	202	225	194	207	204	187	166
# of Closed Listings	32	35	33	22	14	16	24

Dec 08	Active Listings	New Listings	Under Contract	Sold Listings	Average DOM	SP/LP
# Beds	Avg LP	Avg LP	Avg LP	Avg LP		
1	\$1,200,000	\$0	\$0	\$0	0	0%
2	\$489,751	\$299,000	\$409,000	\$309,500	59	88%
3	\$527,339	\$551,560	\$464,780	\$457,064	102	95%
4	\$686,489	\$712,333	\$663,000	\$649,722	72	93%
5	\$1,604,944	\$899,999	\$3,049,500	\$1,633,500	79	86%
TOWN	\$823,497	\$609,380	\$917,992	\$615,050	85	92%

LIVINGSTON 2008



Susan Adler
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