

## LIVINGSTON July 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
12 DEERFIELD RD	\$299,000	\$299,000	\$310,000	32	3	1	CapeCod
22 COLLINS TER	\$375,000	\$325,000	\$283,000	157	2	1	Bungalow
54 WOODCREST DR	\$329,000	\$329,000	\$335,000	42	2	1	Ranch,CapeCod
129 WALNUT ST	\$329,000	\$329,000	\$350,000	21	3	1.2	RanchRas
33 Burnet Hill Road	\$429,900	\$349,000	\$350,000	113	2	1	Tudor
49 ASHWOOD DR	\$397,824	\$379,944	\$364,900	49	3	1	Ranch
110 N Livingston Ave	\$389,897	\$389,897	\$375,000	31	3	2	Colonial
8 ASHWOOD DR	\$424,500	\$424,500	\$424,500	21	3	1.2	SplitLev
51 W Cedar St.	\$439,000	\$424,900	\$400,000	102	3	1.1	CapeCod
17 HERBERT TER	\$425,000	\$425,000	\$415,000	9	3	1	Colonial
7 Hillside Ave	\$425,000	\$425,000	\$405,000	26	3	1.1	Colonial
19 CAMBRIDGE RD	\$449,000	\$449,000	\$435,000	30	4	2	CapeCod
14 Longview Road	\$449,000	\$449,000	\$449,000	8	3	2	Colonial,CapeCod
54 COLLINWOOD AVE	\$479,000	\$459,000	\$447,000	69	3	1.1	Colonial
36 BAKER RD	\$495,000	\$495,000	\$450,000	158	4	2.1	Ranch
437 S LIVINGSTON	\$609,000	\$499,000	\$455,000	110	4	3	Ranch
23 W. McClellan Ave	\$589,000	\$519,000	\$505,000	89	3	2.1	SplitLev
37 Rumson Road	\$519,000	\$519,000	\$510,000	22	3	2.1	SplitLev
43 Belmont	\$534,900	\$534,900	\$550,000	16	5	2.1	SplitLev
34 Midway Drive	\$578,900	\$578,900	\$575,000	8	3	3	Colonial
21 Mt. Pleasant Prkwy	\$579,000	\$579,000	\$560,000	20	3	3.1	Colonial
11 Fieldstone Drive	\$579,000	\$579,000	\$560,000	37	3	2	SplitLev
77 RIDGE DRIVE	\$629,000	\$619,000	\$600,000	85	4	2.1	SplitLev
54 FALCON ROAD	\$639,000	\$639,000	\$639,000	19	4	2	SplitLev
6 Pebble Beach Dr	\$699,000	\$699,000	\$680,000	38	3	3.1	TwnIntUn
7 Largo Lane	\$725,000	\$725,000	\$761,000	12	4	2.1	Colonial
29 PINE VALLEY RD	\$729,000	\$729,000	\$705,000	11	4	3.1	TwnIntUn
1406 Town Center Way	\$739,900	\$739,900	\$699,900	293	2	2.1	OneFloor
8 ROSSMORE TER	\$775,000	\$775,000	\$775,000	12	4	2.1	SplitLev
8 BAKER RD	\$798,000	\$798,000	\$775,000	76	4	2.1	Colonial
80 WINGED FOOT DR	\$859,000	\$799,900	\$780,000	91	3	2.1	TwnEndUn
17 WESTMOUNT DR	\$1,100,000	\$999,000	\$980,000	16	4	3.1	Colonial
26 NOTCH HILL DR	\$1,150,000	\$1,150,000	\$1,225,000	44	3	5.1	Ranch
45 ASPEN DR	\$1,899,000	\$1,699,000	\$1,200,000	175	7	5.1	Colonial
18 Lafayette Drive	\$1,890,000	\$1,990,000	\$1,999,000	57	4	4.1	Colonial

AVERAGE DAYS ON MARKET: 65  
 AVERAGE LIST PRICE: \$772,395  
 AVERAGE SALE PRICE: \$628,710  
 % SALE PRICE / LIST PRICE: 96%

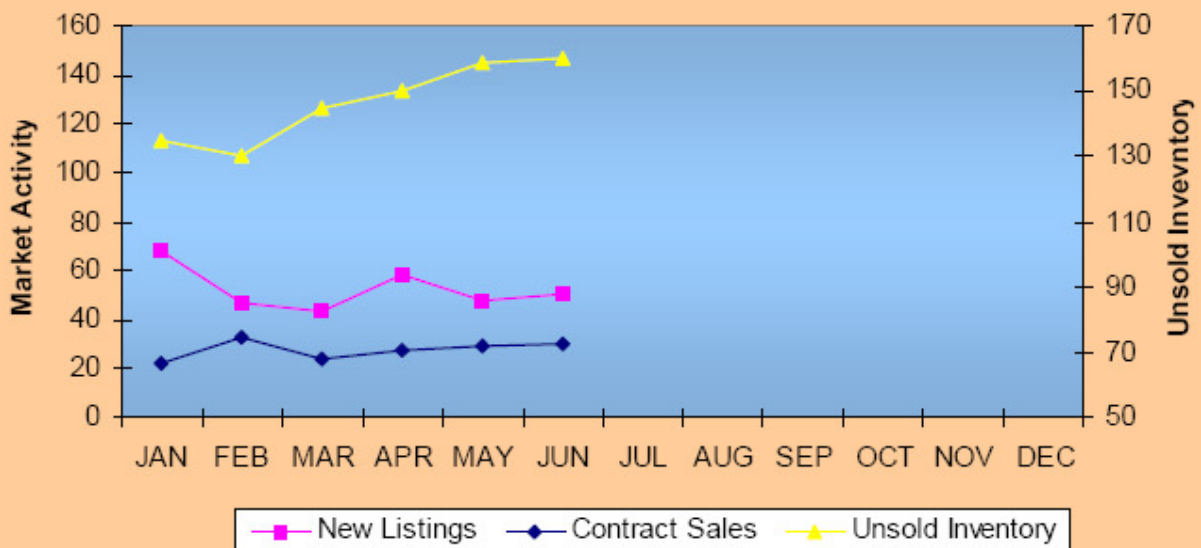
## LIVINGSTON HOME SALE TRENDS July 2007 – July 2008

	July 2007	Aug.	Sept.	Oct.	Nov.	Dec.
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

	Jan.	Feb.	Mar.	April	May	June	July 2008
Average Listing Price	\$818,656	\$834,383	\$837,652	\$806,460	\$799,969	\$784,596	\$772,395
Average Sale Price	\$576,279	\$643,439	\$501,833	\$590,370	\$720,500	\$636,213	\$628,710
%Sale Price to List Price Ratio	96%	96%	97%	96%	99%	99%	96%
Days On Market	51	77	43	64	70	46	65
# of Active Listings	170	181	170	199	200	202	225
# of Closed Listings	15	18	6	21	17	32	35

<b>July 08</b>	<b>Active Listings</b>	<b>New Listings</b>	<b>Under Contract</b>	<b>Sold Listings</b>	<b>Average DOM</b>	<b>SP/LP</b>
<b># Beds</b>	<b>Avg LP</b>	<b>Avg LP</b>	<b>Avg LP</b>	<b>Avg LP</b>		
<b>1</b>	<b>\$1,194,876</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>0</b>	<b>0%</b>
<b>2</b>	<b>\$551,749</b>	<b>\$515,411</b>	<b>\$673,233</b>	<b>\$416,975</b>	<b>151</b>	<b>96%</b>
<b>3</b>	<b>\$541,486</b>	<b>\$572,060</b>	<b>\$506,434</b>	<b>\$536,314</b>	<b>41</b>	<b>99%</b>
<b>4</b>	<b>\$713,860</b>	<b>\$723,930</b>	<b>\$702,544</b>	<b>\$793,500</b>	<b>57</b>	<b>98%</b>
<b>5</b>	<b>\$1,541,707</b>	<b>\$1,352,850</b>	<b>\$1,158,400</b>	<b>\$875,000</b>	<b>96</b>	<b>78%</b>
<b>TOWN</b>	<b>\$772,395</b>	<b>\$677,696</b>	<b>\$690,608</b>	<b>\$628,710</b>	<b>65</b>	<b>96%</b>

## LIVINGSTON TOWNSHIP 2008



### LIVINGSTON TOWNSHIP 2nd Quarter At-A-Glance

	2004	2005	2006	2007	2008
<i>Average # Of Offerings/Monthly</i>	59.7	66.3	64.7	64.0	52.0
<i>Average # Of Sales/Monthly</i>	41.7	45.3	38.7	38.7	28.7
<i>Supply &amp; Demand Ratio</i>	70%	68%	60%	60%	55%
<i>Unsold Inventory</i>	109	129	184	154	160
<i>Projected Absorption (Months)</i>	3	3	5	4	6



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