

LIVINGSTON November 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
83 W NORTHFIELD RD	\$265,000	\$265,000	\$222,000	256	2	1	Bungalow
37 WILSON TER	\$299,000	\$299,000	\$260,000	20	2	1	Colonial,CapeCod
433 S Livingston Rd	\$399,900	\$349,900	\$390,000	20	4	3	Contemp,SplitLev
23 Wynnewood Rd	\$399,000	\$399,000	\$390,000	43	2	1.1	CapeCod
55 HAZELWOOD AVE	\$469,000	\$469,000	\$440,000	31	3	2	CapeCod
68 HAZELWOOD AVE	\$525,000	\$499,000	\$442,000	98	3	2	SplitLev
34 BEAR BROOK LN	\$525,000	\$525,000	\$520,000	26	4	2.1	Bi-Level
18 TANGLEWOOD DR	\$619,000	\$539,000	\$477,500	137	4	2.1	Bi-Level
15 Alcott Drive	\$549,000	\$549,000	\$532,000	45	3	2	SplitLev
6 NORTHFIELD CRT	\$599,918	\$599,918	\$600,000	2	4	2.1	SplitLev
60 Rockledge Dr.	\$728,000	\$629,000	\$595,000	114	4	2.2	Colonial
34 PEBBLE BEACH DR	\$649,000	\$649,000	\$600,000	33	3	3.1	TwnIntUn
17 BRIAR CLIFF RD	\$675,000	\$649,900	\$622,500	21	3	2.1	Colonial
80 N HILLSIDE AVE	\$799,000	\$750,000	\$730,000	32	5	3	Colonial
45 Blackstone Drive	\$779,000	\$779,000	\$742,000	65	4	2.1	SplitLev
6 HIGHVIEW DR	\$1,150,000	\$1,150,000	\$1,250,000	7	5	2.1	Colonial

AVERAGE DAYS ON MARKET:	62
AVERAGE LIST PRICE:	\$798,806
AVERAGE SALE PRICE:	\$570,200
% SALE PRICE / LIST PRICE:	97%

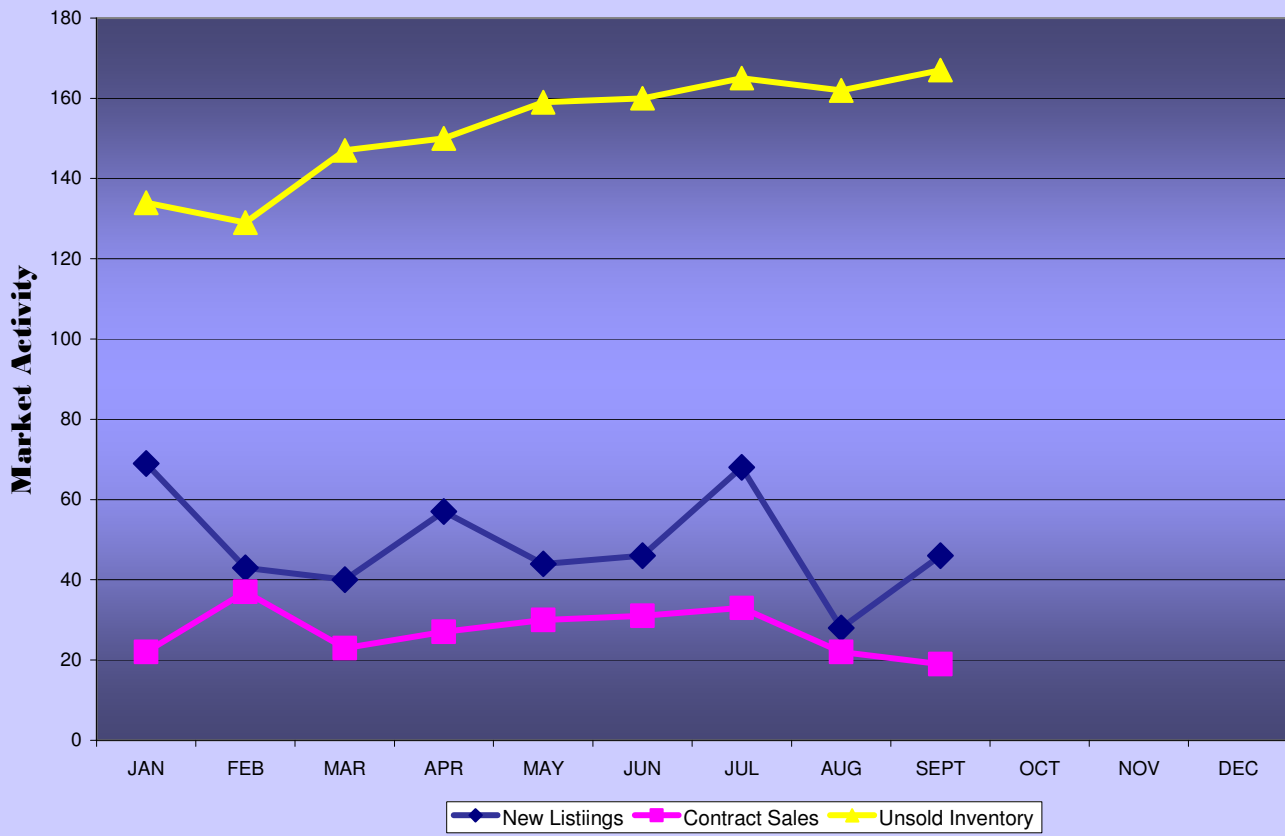
LIVINGSTON HOME SALE TRENDS November 2007 November 2008

	Nov. 2007	Dec.	Jan.	Feb.	Mar.	April
Average Listing Price	\$853,571	\$846,669	\$818,656	\$834,383	\$837,652	\$806,460
Average Sale Price	\$705,487	\$682,175	\$576,279	\$643,439	\$501,833	\$590,370
%Sale Price to List Price Ratio	95%	95%	96%	96%	97%	96%
Days on Market	75	97	51	77	43	64
# of Active Listings	162	144	170	181	170	199
# of Closed Listings	21	20	15	18	6	21

	May	June	July	Aug.	Sept.	Oct.	Nov. 2008
Average Listing Price	\$799,969	\$784,596	\$772,395	\$797,196	\$822,637	\$769,517	\$798,806
Average Sale Price	\$720,500	\$636,213	\$628,710	\$770,143	\$738,568	\$568,743	\$570,200
%Sale Price to List Price Ratio	99%	99%	96%	98%	95%	94%	97%
Days On Market	70	46	65	51	82	77	62
# of Active Listings	200	202	225	194	207	204	187
# of Closed Listings	17	32	35	33	22	14	16

Nov 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	\$506,971	\$551,000	\$0	\$306,000	150	92%
3	\$518,971	\$506,250	\$525,580	\$527,300	46	94%
4	\$685,562	\$749,975	\$713,225	\$554,083	61	97%
5	\$162,943	\$2,700,000	\$2,389,500	\$990,000	20	104%
TOWN	\$798,806	\$745,235	\$932,709	\$570,200	62	97%

LIVINGSTON 2008



Susan Adler
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