

## LIVINGSTON October 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
50 W Cedar St.	\$299,900	\$284,900	\$284,900	87	4	1	CapeCod
89 Fellswood Dr.	\$429,900	\$409,900	\$381,500	83	3	2	CapeCod
101 Turlington Crt	\$479,000	\$479,000	\$465,000	25	2	2	OneFloor,Ranch,TwnEndUn
283 E Cedar St.	\$529,000	\$489,000	\$490,000	155	3	2	Ranch
7 Marberne Terr.	\$499,988	\$499,988	\$500,018	70	3	2	SplitLev
113 Crown Crt	\$575,000	\$545,000	\$525,000	105	3	2	TwnIntUn
56 Concord Dr.	\$549,000	\$549,000	\$540,000	51	4	2	Colonial
34 Wingate Dr	\$549,900	\$549,900	\$490,000	121	4	2	Colonial
15 Rale Terrace	\$579,000	\$579,000	\$538,000	66	4	3	SplitLev
621 Binghampton Dr.	\$588,000	\$588,000	\$588,000	89	3	2	TwnIntUn
76 Ridge Dr.	\$699,000	\$699,000	\$731,000	16	4	2	SplitLev
42 N. Hillside Ave	\$824,900	\$749,900	\$661,500	87	2	2	Ranch
6 Hearthstone Terr.	\$888,000	\$889,000	\$856,000	18	6	4	SplitLev
21 Lockhern Drive	\$1,200,000	\$1,150,000	\$995,000	121	5	5	Contemp

AVERAGE DAYS ON MARKET: 77  
 AVERAGE LIST PRICE: \$769,517  
 AVERAGE SALE PRICE: \$568,743  
 % SALE PRICE / LIST PRICE: 94%

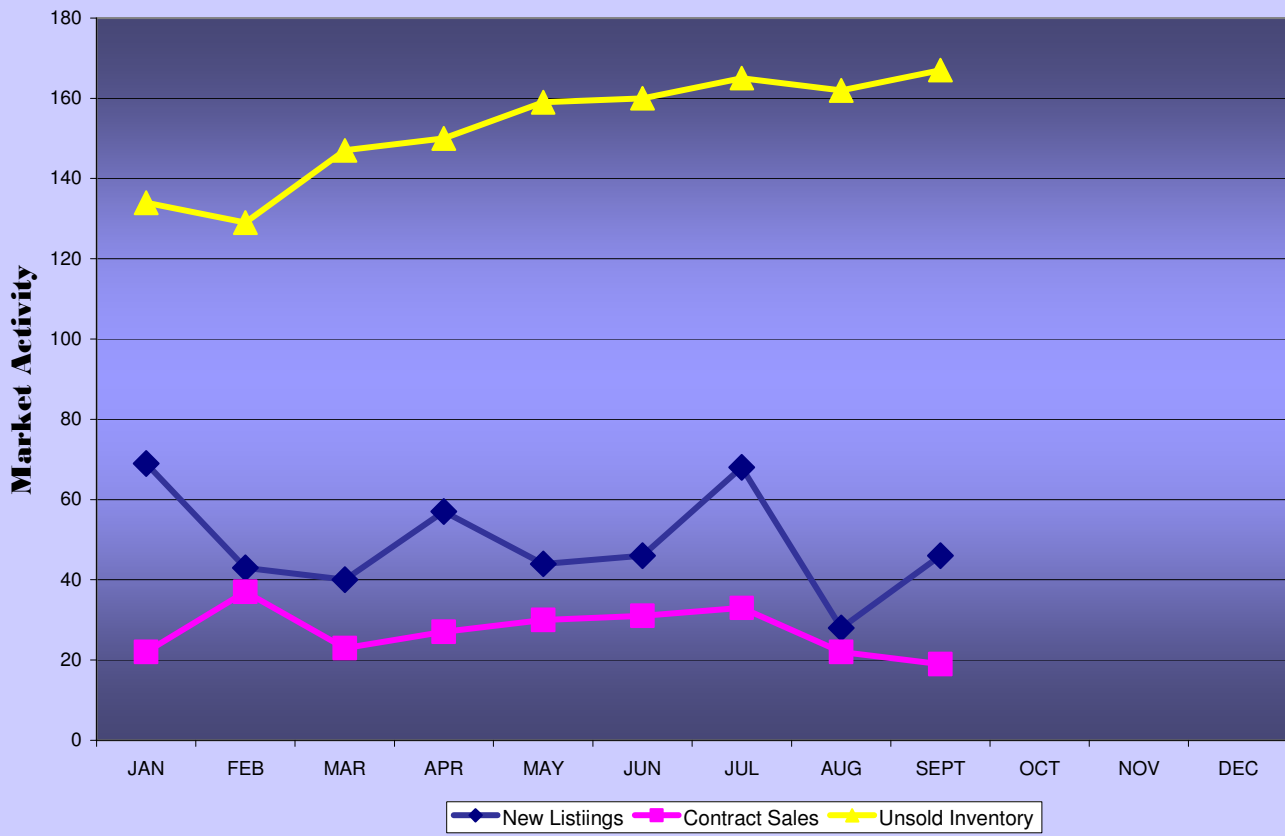
## LIVINGSTON HOME SALE TRENDS October 2007 October 2008

	Oct. 2007	Nov.	Dec.	Jan.	Feb.	Mar.
Average Listing Price	\$833,291	\$853,571	\$846,669	\$818,656	\$834,383	\$837,652
Average Sale Price	\$934,667	\$705,487	\$682,175	\$576,279	\$643,439	\$501,833
%Sale Price to List Price Ratio	95%	95%	95%	96%	96%	97%
Days on Market	57	75	97	51	77	43
# of Active Listings	179	162	144	170	181	170
# of Closed Listings	15	21	20	15	18	6

	April	May	June	July	Aug.	Sept.	Oct.2008
Average Listing Price	\$806,460	\$799,969	\$784,596	\$772,395	\$797,196	\$822,637	\$769,517
Average Sale Price	\$590,370	\$720,500	\$636,213	\$628,710	\$770,143	\$738,568	\$568,743
%Sale Price to List Price Ratio	96%	99%	99%	96%	98%	95%	94%
Days On Market	64	70	46	65	51	82	77
# of Active Listings	199	200	202	225	194	207	204
# of Closed Listings	21	17	32	35	33	22	14

Oct 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	\$1,200,000	\$0	\$0	0	0%
2	\$512,296	\$473,180	\$449,225	\$563,250	56	92%
3	\$521,741	\$527,398	\$430,150	\$498,630	87	98%
4	\$673,691	\$558,555	\$624,590	\$463,225	81	94%
5	\$1,533,210	\$1,046,989	\$0	\$925,500	70	91%
TOWN	\$769,517	\$660,615	\$520,807	\$568,743	77	94%

# LIVINGSTON 2008



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