

## LIVINGSTON September 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
48 OAKWOOD AVE	\$329,900	\$329,900	\$210,000	15	2	1.1	CapeCod
42 PARK DR	\$399,000	\$375,000	\$360,000	117	3	1.1	Ranch
17 MAPLEWOOD DR	\$379,000	\$379,000	\$370,000	28	3	1	Ranch
4 North Cedar Pkwy	\$379,846	\$379,846	\$370,000	36	3	2	CapeCod
21 ALCOTT DR	\$390,021	\$380,021	\$367,500	118	3	1.1	Ranch
22 E Harrison Place	\$469,900	\$429,900	\$415,000	138	3	2	Colonial
8 EDGEMERE ROAD	\$549,900	\$479,000	\$486,000	56	3	2.1	Colonial
8 CREST VIEW HILL	\$479,900	\$479,900	\$474,000	36	3	1.1	Colonial
24 FIELDSTONE DR	\$599,900	\$529,900	\$507,500	78	4	1.1	RanchRas
82 GLENDALE AVE	\$579,000	\$579,000	\$535,000	23	4	3.1	Colonial
10 LONGACRE DR	\$609,000	\$579,000	\$534,500	64	4	2.1	Colonial
4401 Pointe Gate Dr	\$579,900	\$579,900	\$565,000	22	2	2.1	HighRise,Ranch
7 DANA DRIVE	\$649,000	\$649,000	\$645,000	58	4	3	Bi-Level
5 OSKAR CT	\$689,000	\$659,000	\$620,000	135	3	2.1	TwnIntUn
4 PAGE PL	\$679,000	\$679,000	\$679,000	8	4	3	SplitLev
7 HAMILTON LANE	\$749,000	\$699,000	\$650,000	141	4	2.1	Colonial
22 Carillon Circle	\$849,900	\$849,900	\$800,000	387	3	2.2	TwnEndUn
236 W HOBART GAP	\$949,000	\$879,000	\$870,000	138	5	3.1	Colonial
34 HEMLOCK ROAD	\$997,000	\$997,000	\$980,000	23	5	3.3	Contemp
49 STONEWALL DR	\$1,075,000	\$1,075,000	\$1,135,000	9	4	3	Ranch
5 Mountain Ridge Dr	\$1,175,000	\$1,100,000	\$985,000	52	5	3.1	Contemp
48 N. Hillside Ave.	\$1,250,000	\$1,250,000	\$1,225,000	173	4	3.2	Contemp,Ranch
9 Putnam Road	\$2,160,000	\$1,979,000	\$1,800,000	33	4	4.1	Ranch
19 Sunshine Lane	\$2,650,000	\$2,650,000	\$2,450,000	69	6	5.1	Colonial

AVERAGE DAYS ON MARKET: 82  
 AVERAGE LIST PRICE: \$822,637  
 AVERAGE SALE PRICE: \$738,568  
 % SALE PRICE / LIST PRICE: 95%

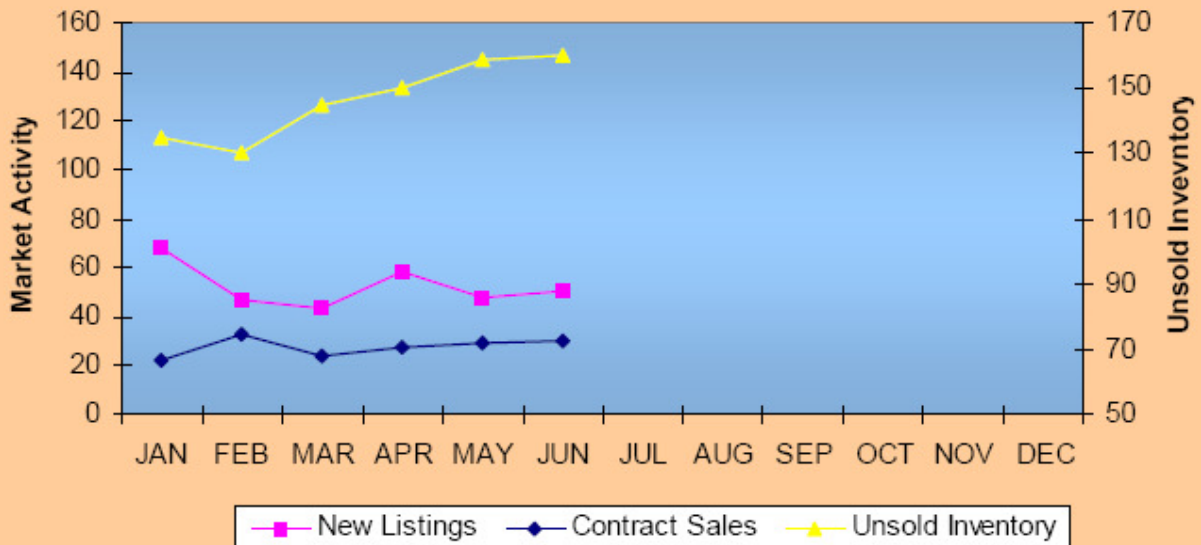
## LIVINGSTON HOME SALE TRENDS September 2007 – September 2008

	Sept. 2007	Oct.	Nov.	Dec.	Jan.	Feb.
Average Listing Price	\$862,190	\$833,291	\$853,571	\$846,669	\$818,656	\$834,383
Average Sale Price	\$801,033	\$934,667	\$705,487	\$682,175	\$576,279	\$643,439
%Sale Price to List Price Ratio	97%	95%	95%	95%	96%	96%
Days on Market	46	57	75	97	51	77
# of Active Listings	186	179	162	144	170	181
# of Closed Listings	15	15	21	20	15	18

	Mar.	April	May	June	July	Aug.	Sept. 2008
Average Listing Price	\$837,652	\$806,460	\$799,969	\$784,596	\$772,395	\$797,196	\$822,637
Average Sale Price	\$501,833	\$590,370	\$720,500	\$636,213	\$628,710	\$770,143	\$738,568
%Sale Price to List Price Ratio	97%	96%	99%	99%	96%	98%	95%
Days On Market	43	64	70	46	65	51	82
# of Active Listings	170	199	200	202	225	194	207
# of Closed Listings	6	21	17	32	35	33	22

Sept 08	Active Listings	New Listings	Under Contract	Sold Listings	Average DOM	SP/LP
# Beds	Avg LP	Avg LP	Avg LP	Avg LP		
1	\$0	\$0	\$0	\$0	0	0%
2	\$530,302	\$475,300	\$399,000	\$387,500	19	85%
3	\$530,824	\$511,906	\$539,586	\$473,611	117	97%
4	\$711,230	\$740,542	\$725,900	\$846,571	62	95%
5	\$1,719,174	\$1,961,806	\$1,025,000	\$1,321,250	71	94%
TOWN	\$822,637	\$924,965	\$654,182	\$738,568	82	95%

## 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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**Susan Adler**  
Over 900 Homes Sold!

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