

LIVINGSTON April 2009 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
19 Dogwood Ave	\$299,000	\$275,000	\$245,000	100	2	1	Ranch
48 Oakwood Ave	\$369,900	\$369,900	\$350,000	21	2	2.1	CapeCod
33 Sherbrooke Pky	\$389,900	\$389,900	\$375,000	23	3	2	Colonial
37 Lee Road	\$398,000	\$398,000	\$398,000	12	3	2	RanchExp
86 Amelia Ave	\$399,000	\$399,000	\$386,000	17	3	1	SplitLev
84 N Livingston Ave	\$435,000	\$435,000	\$403,000	130	3	2.1	SplitLev
11 Crescent rd	\$455,000	\$455,000	\$458,000	14	3	2.1	Colonial
230 Walnut	\$569,900	\$499,900	\$460,000	163	3	2.1	Ranch
17 Thurston Drive	\$629,000	\$589,900	\$550,000	143	3	2.1	SplitLev
15 Winged foot Drive	\$649,000	\$629,900	\$590,000	99	3	2.1	TwntIntUn
3 Downing Place	\$667,000	\$667,000	\$648,500	34	4	2.1	SplitLev
36 Rumson Rd	\$725,000	\$725,000	\$657,000	33	3	2.1	Custom
24 Carillon Circle	\$805,900	\$750,000	\$750,000	229	3	2.2	TwntIntUn
52 Eastbrook Ter	\$879,000	\$799,000	\$780,000	147	4	3.1	SplitLev
223 W.Hobart Gp Rd	\$975,000	\$860,000	\$765,000	280	5	3.1	Colonial
36 Morningside Dr.	\$1,599,000	\$1,488,000	\$1,310,000	163	5	5.1	Colonial
4 Camelot Dr.	\$1,999,999	\$1,650,000	\$1,500,000	228	6	4.1	Custom

AVERAGE DAYS ON MARKET: 108 AVERAGE LIST PRICE: \$838,557
 AVERAGE SALE PRICE: \$625,029 % SALE PRICE / LIST PRICE: 93%

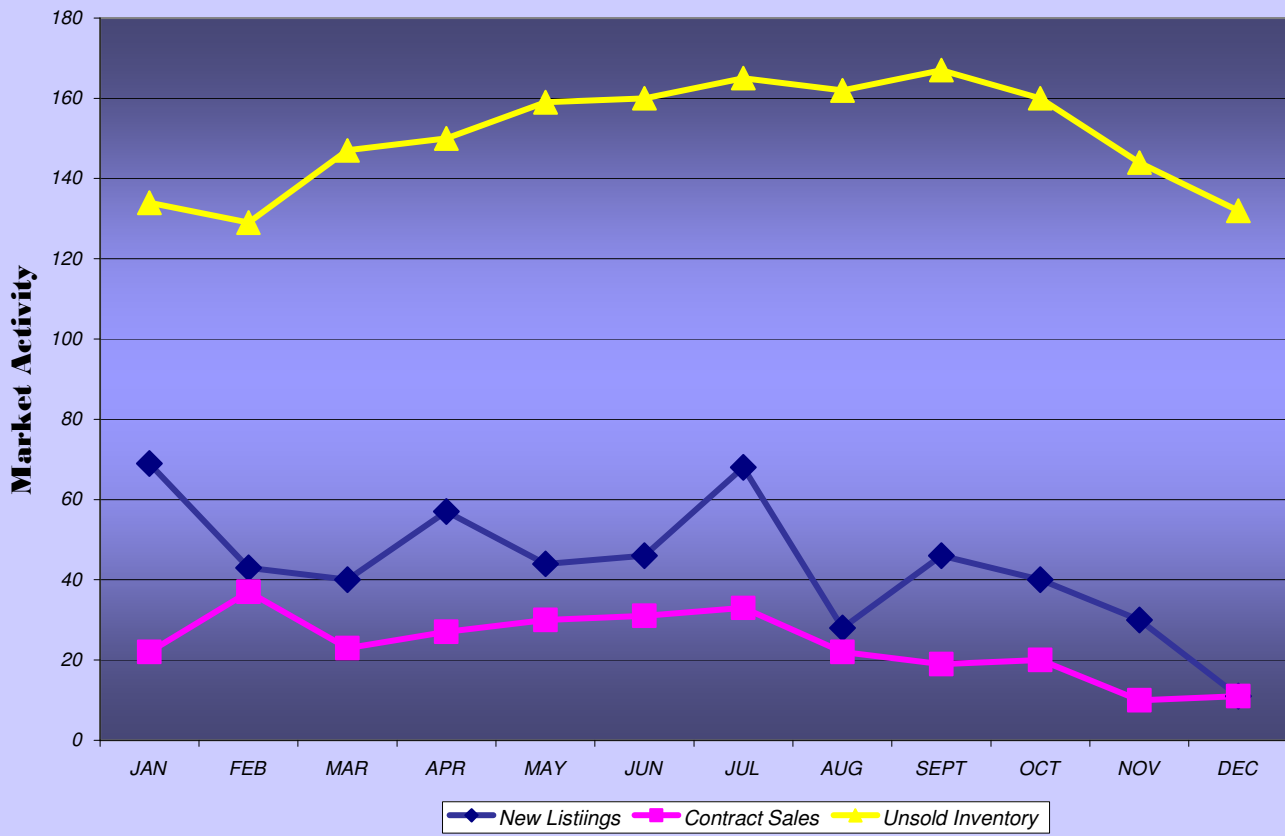
LIVINGSTON HOME SALE TRENDS April 2008 thru April 2009

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

	Oct.	Nov.	Dec.	Jan.	Feb.	March	April 2009
Average Listing Price	\$769,517	\$798,806	\$823,497	\$782,639	\$762,540	\$798,985	\$838,557
Average Sale Price	\$568,743	\$570,200	\$615,050	\$1,408,917	\$477,071	\$598,833	\$625,029
%Sale Price to List Price Ratio	94%	97%	92%	84%	96%	96%	93%
Days On Market	77	62	85	117	68	70	108
# of Active Listings	204	187	166	169	172	193	203
# of Closed Listings	14	16	24	7	7	15	17

April 2009	Active Listings	New Listings	Under Contract	Sold Listings	Average	SP/LP
# Beds	Avg LP	Avg LP	Avg LP	Avg LP	DOM	%
1	\$1,200,000	\$0	\$0	\$0	0	0%
2	\$468,754	\$481,950	\$433,975	\$297,500	61	92%
3	\$513,959	\$525,850	\$488,250	\$502,700	86	95%
4	\$718,888	\$774,250	\$641,560	\$714,250	91	97%
5	\$1,557,850	\$1,391,830	\$684,400	\$1,191,667	224	89%
TOWN	\$838,557	\$885,221	\$523,130	\$625,029	108	93%

LIVINGSTON 2008



Susan Adler
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