

## LIVINGSTON February 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
41 CHARLES ST	\$249,900	\$249,900	\$252,000	19	3	1.1	Colonial,Tudor
27 DOGWOOD TER	\$399,000	\$399,000	\$375,000	96	2	1.1	Colonial
198 W. Northfield Road	\$435,823	\$435,823	\$435,500	71	4	3	CapeCod
320 Beaufort Ave	\$529,000	\$450,000	\$385,000	63	0	0	Colonial
10 PEBBLE BEACH DR	\$669,074	\$629,000	\$600,000	148	3	3.1	TwintUn,
11 Carteret Road	\$699,900	\$649,900	\$640,000	58	4	3	Ranch
336 HILLSIDE AVE	\$679,000	\$679,000	\$652,000	18	4	2.1	Colonial

AVERAGE DAYS ON MARKET:	68
AVERAGE LIST PRICE:	\$762,540
AVERAGE SALE PRICE:	\$477,071
% SALE PRICE / LIST PRICE:	96%

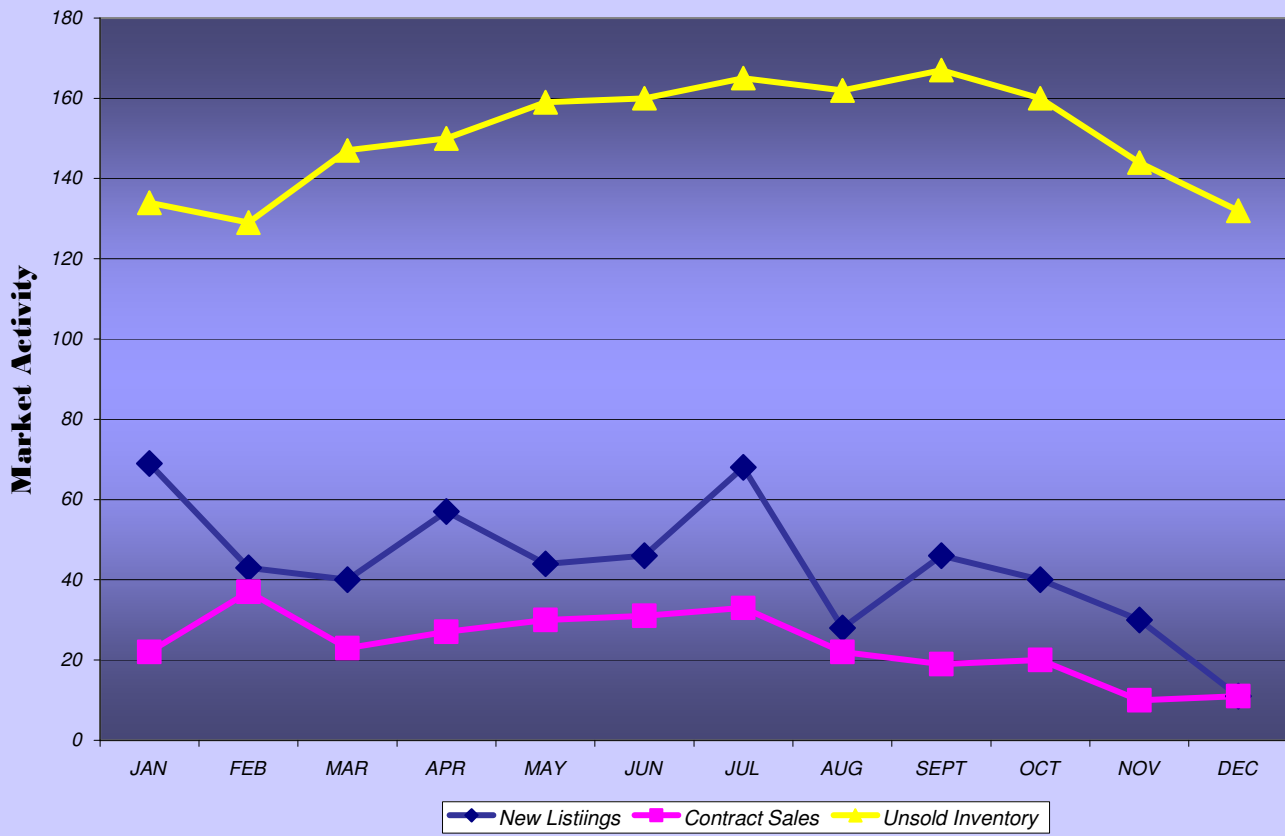
## LIVINGSTON HOME SALE TRENDS February 2008 thru February 2009

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

	Aug.	Sept.	Oct.	Nov.	Dec.	Jan.	Feb.2009
Average Listing Price	\$797,196	\$822,637	\$769,517	\$798,806	\$823,497	\$782,639	\$762,540
Average Sale Price	\$770,143	\$738,568	\$568,743	\$570,200	\$615,050	\$1,408,917	\$477,071
%Sale Price to List Price Ratio	98%	95%	94%	97%	92%	84%	96%
Days On Market	51	82	77	62	85	117	68
# of Active Listings	194	207	204	187	166	169	172
# of Closed Listings	33	22	14	16	24	7	7

Feb. 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	\$457,062	\$454,400	\$494,000	\$375,000	96	94%
3	\$512,632	\$535,055	\$484,590	\$426,000	84	97%
4	\$671,711	\$672,354	\$733,000	\$575,833	49	98%
5	\$1,511,357	\$1,401,667	\$1,226,200	\$0	0	0%
TOWN	\$762,540	\$735,546	\$676,148	\$477,071	68	96%

# LIVINGSTON 2008



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