

LIVINGSTON January 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
602 TURLINGTON CT	\$479,000	\$409,000	\$397,500	120	2	2	FirstFlr
10 BROOKSIDE PL	\$424,000	\$424,000	\$421,000	123	3	1.1	Colonial
12 Orchard Lane	\$699,000	\$599,000	\$500,000	100	3	2	SplitLev
12 Tiffany Dr.	\$599,000	\$599,000	\$599,000	3	4	2.1	Colonial
67 WINGED FOOT DR	\$859,000	\$769,000	\$740,000	94	4	3.1	TwnEndUn
1 Lockhern Drive	\$3,600,000	\$3,600,000	\$2,750,000	23	5	6.1	Custom
34 Mt. RdgDr	\$4,250,000	\$4,250,000	\$3,645,000	239	6	6.2	Custom

AVERAGE DAYS ON MARKET:	117
AVERAGE LIST PRICE:	\$782,639
AVERAGE SALE PRICE:	\$1,408,917
% SALE PRICE / LIST PRICE:	84%

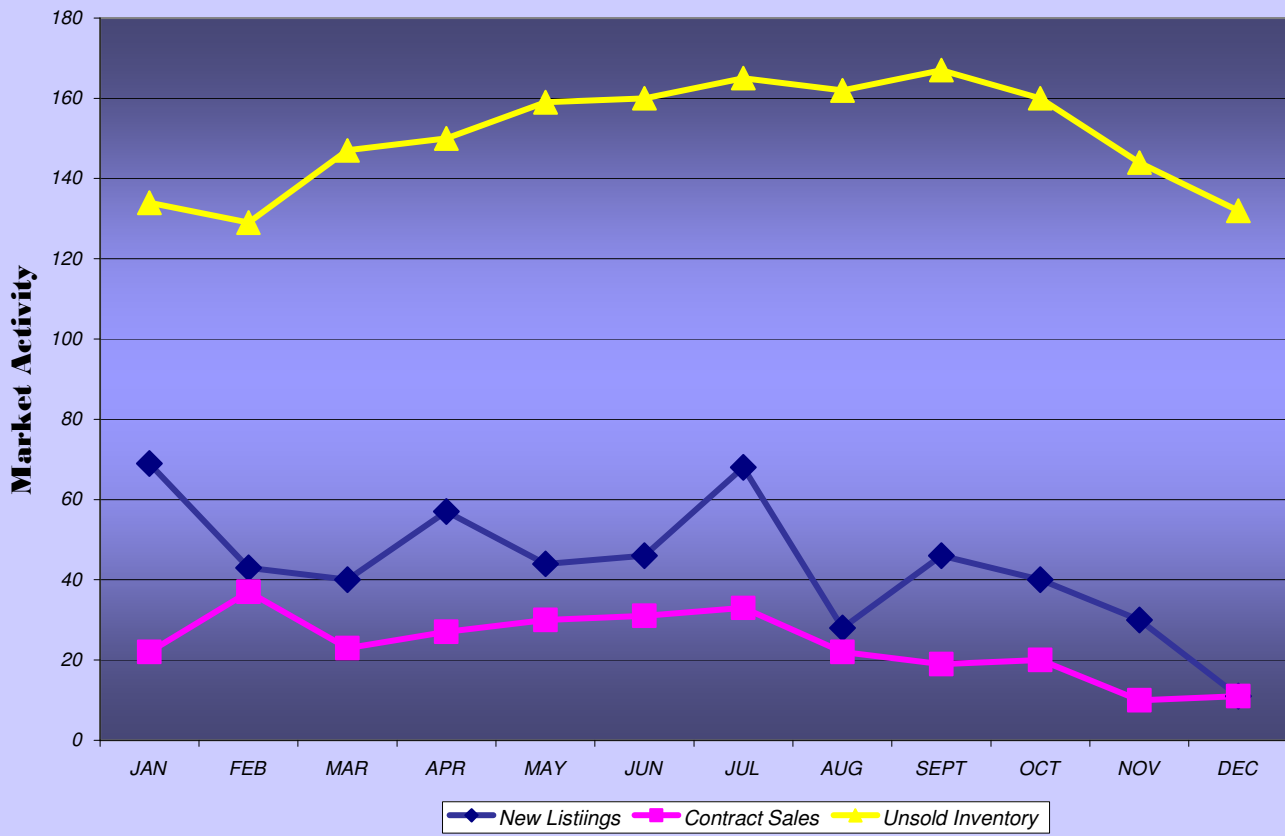
LIVINGSTON HOME SALE TRENDS January 2008 thru January 2009

	Jan.2008	Feb.	Mar.	April	May	June
Average Listing Price	\$818,656	\$834,383	\$837,652	\$806,460	\$799,969	\$784,596
Average Sale Price	\$576,279	\$643,439	\$501,833	\$590,370	\$720,500	\$636,213
%Sale Price to List Price Ratio	96%	96%	97%	96%	99%	99%
Days on Market	51	77	43	64	70	46
# of Active Listings	170	181	170	199	200	202
# of Closed Listings	15	18	6	21	17	32

	July	Aug.	Sept.	Oct.	Nov.	Dec.	Jan. 2009
Average Listing Price	\$772,395	\$797,196	\$822,637	\$769,517	\$798,806	\$823,497	\$782,639
Average Sale Price	\$628,710	\$770,143	\$738,568	\$568,743	\$570,200	\$615,050	\$1,408,917
%Sale Price to List Price Ratio	96%	98%	95%	94%	97%	92%	84%
Days On Market	65	51	82	77	62	85	117
# of Active Listings	225	194	207	204	187	166	169
# of Closed Listings	35	33	22	14	16	24	7

Jan. 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	\$481,667	\$485,756	\$412,633	\$397,500	120	97%
3	\$510,841	\$459,833	\$488,336	\$460,500	112	90%
4	\$693,501	\$625,225	\$598,181	\$740,000	94	96%
5	\$1,532,704	\$1,265,992	\$2,899,500	\$3,197,500	131	81%
TOWN	\$782,639	\$709,002	\$784,489	\$1,408,917	117	84%

LIVINGSTON 2008



Susan Adler
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