

LIVINGSTON June 2006 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	List Price	Sale Price	DOM	BR	TBTH	Style
185 W. Mt. Pleasant Ave.	\$375,000	\$386,011	6	4	1	Cape Cod
75 E. Cedar St.	\$399,000	\$390,000	97	3	1	Cape Cod, Colonial
12 Evergreen Ave.	\$399,000	\$420,000	26	2	1.1	Ranch
8 Hazelwood Ave.	\$419,000	\$410,000	14	3	1.1	Colonial
3205 Pointe Gate Dr.	\$429,900	\$415,000	33	2	2	One Fl. Unt
21 Carlisle Dr.	\$434,900	\$447,500	12	4	2	Cape Cod
24 Oakwood Ave.	\$435,000	\$428,000	23	3	2	Cape Cod
160 W. Mt. Pleasant Ave.	\$439,000	\$439,000	112	3	1.1	Split Level
38 Oakwood Ave.	\$439,000	\$455,000	8	3	2	Cape Cod
24 Wardell Rd.	\$469,000	\$459,000	87	3	2	Colonial
31 Tower Rd.	\$474,800	\$460,000	134	3	2	Ranch
6 Dougal Ave.	\$475,000	\$460,000	74	3	1.1	Colonial
57 Burnet St.	\$495,000	\$495,000	133	3	1.1	Colonial
46 Mounthaven Dr.	\$499,000	\$495,000	42	3	2	Split Level
115 Fellswood Dr.	\$499,000	\$490,000	18	3	2	Ranch
231 Hillside Ave.	\$499,900	\$475,000	144	4	2	Colonial
80 Belmont Ave.	\$499,900	\$480,000	50	3	1.1	Split Level
19 Belmont Dr.	\$505,000	\$535,000	13	3	2.1	Split Level
16 Charles St.	\$519,900	\$504,000	26	3	1.1	Colonial
1 Macopin Dr.	\$549,999	\$543,000	16	3	2.1	Ranch
186 Walnut St.	\$560,000	\$565,000	90	4	2	Split Level
4 Mt. Pleasant Pkwy.	\$575,000	\$570,000	9	3	2	Bi-Level
608 Kensington Ln.	\$584,900	\$574,000	44	3	2.1	Twnhse-End
206 Edmonton Ct.	\$585,000	\$567,500	20	3	2.1	DevlptHm, Twnhse-End
40 Heron Rd.	\$604,990	\$605,000	13	4	2.1	Bi-Level
14 Browning Dr.	\$634,500	\$627,000	70	4	1.1	Colonial
11 Shadowlawn Dr.	\$639,000	\$646,000	27	3	2.1	Bi-Level
703 Binghampton Ln.	\$650,000	\$640,000	18	3	2.1	Twnhse-Int
17 Shrewsbury Dr.	\$699,000	\$692,000	99	5	2.1	Split Level
68 Winged Foot Dr.	\$749,000	\$740,000	27	3	3.1	Twnhse-Int.
3 Kingston Dr.	\$799,000	\$825,000	12	4	2.1	Colonial
13 Pebble Beach Dr.	\$839,000	\$839,000	80	3	3.1	Colonial, Twnhse-End
37 Overlook Rd.	\$839,000	\$835,000	11	4	3	Colonial
10 Split Rock Rd.	\$849,000	\$756,500	101	5	3.1	Colonial, Custom Hm
17 Trinity Dr.	\$859,000	\$845,000	105	4	3.1	Split Level
33 Pine Valley Rd.	\$899,000	\$885,000	24	4	4.1	Twnhse-End
2 Cornerstone Way	\$1,099,000	\$999,999	164	5	4.1	Colonial
211 W. Hobart Gap Rd.	\$1,168,900	\$1,168,900	27	7	5.1	Custom Home
10 Yale Ct.	\$1,390,000	\$1,350,000	51	5	5.1	Contemporary
11 Lockhern Dr.	\$1,399,000	\$1,275,000	26	5	6.2	Contemporary

AVERAGE DAYS ON MARKET: 52
 AVERAGE LISTING PRICE: \$884,690
 AVERAGE SALE PRICE: \$629,810
 % SALE PRICE / LIST PRICE: 98%

LIVINGSTON HOMESALE TRENDS June 2005 – June 2006

	Jun. 05	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
Average Listing Price	\$862,844	\$726,470	\$744,730	\$765,484	\$859,727	\$859,586	\$863,576
Average Sale Price	\$577,302	\$617,193	\$744,135	\$788,984	\$633,056	\$676,388	\$764,029
%Sale Price to List Price Ratio	100.07%	98.74%	98.81%	97.64%	99%	97%	96%
Days on Market	39	49	45	69	44	64	45
# of Active Listings	204	187	191	210	206	204	178

	Jan.	Feb.	Mar.	Apr.	May	Jun. 06
Average Listing Price	\$849,765	\$850,098	\$846,215	\$844,072	\$874,498	\$884,690
Average Sale Price	\$1,177,621	\$991,352	\$660,711	\$724,085	\$764,871	\$629,810
%Sale Price to List Price Ratio	167%	141%	98%	98%	98%	98%
Days On Market	71	45	67	67	68	52
# of Active Listings	172	202	237	249	251	261



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