

# Livingston March 2010 Market Activity

Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
1	139 Sycamore Ave	Colonial	\$1,150,000	\$995,000	\$829,300	3/3/2010	171	86.52%	1.20
2	26 Country Club Rd	Colonial	\$624,800	\$590,000	\$640,200	3/4/2010	155	94.43%	0.92
3	28 Tower Rd	Ranch	\$375,000	\$345,000	\$378,900	3/8/2010	83	92.00%	0.91
4	1 Princeton Rd	Ranch	\$689,000	\$645,000	\$879,500	3/10/2010	142	93.61%	0.73
5	25 Pine Valley Rd	TwnEndUn	\$789,000	\$765,000	\$694,300	3/10/2010	33	96.96%	1.10
6	5206 Pointe Gate Dr	OneFloor	\$399,990	\$385,000	\$388,700	3/11/2010	147	96.25%	0.99
7	54 Old Rd	Colonial	\$349,777	\$340,000	\$374,500	3/15/2010	85	97.20%	0.91
8	46 Wellington Rd	Colonial	\$438,000	\$440,000	\$419,400	3/16/2010	11	100.46%	1.05
9	3 Country Club Rd	CapeCod	\$479,000	\$450,000	\$391,100	3/16/2010	28	93.95%	1.15
10	2 Fredon Dr	SplitLev	\$699,900	\$671,000	\$638,700	3/16/2010	59	95.87%	1.05
11	22 Coventry Road	Ranch	\$950,000	\$920,000	\$1,010,300	3/17/2010	162	96.84%	0.91
12	4 Harvard Place	Colonial	\$1,975,000	\$1,865,000	\$0	3/19/2010	217	94.43%	
13	108 Shrewsbury Dr	Cont/RanchRas	\$999,875	\$895,000	\$904,400	3/23/2010	16	89.51%	0.99
14	27 Fellswood Dr	Ranch	\$408,000	\$390,000	\$395,900	3/24/2010	16	95.59%	0.99
15	68 Belmont Dr	SplitLev	\$719,000	\$685,000	\$744,600	3/25/2010	111	95.27%	0.92
16	277 West Mt. Pleasant Ave	CapeCod	\$275,000	\$275,000	\$333,400	3/26/2010	118	100.00%	0.82
17	212 Turlington Ct	TwnIntUn	\$485,000	\$475,000	\$479,800	3/26/2010	132	97.94%	0.99
18	206 Turlington Ct	TwnEndUn	\$499,000	\$499,500	\$495,800	3/31/2010	51	100.10%	1.01
19	15 Cornell Dr	Ranch	\$1,050,000	\$1,035,000	\$946,800	3/31/2010	58	98.57%	1.09
<b>Averages</b>			<b>\$702,913</b>	<b>\$666,605</b>			<b>94</b>	<b>95.55%</b>	<b>0.99</b>



**Average Days on Market** 94  
**Average List Price** \$702,913  
**Average Sales Price** \$666,605  
**% of List Price to Sales Price** 95.55%  
**Sales Price to Assessed Value Ratio** .99  
**# of Units for the Month** 19





**RESIDENTIAL BROKERAGE**

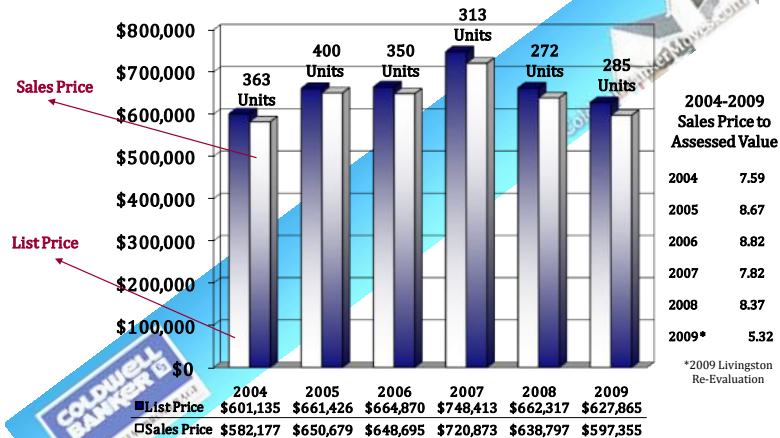
**FLASHBACK!!!!**  
**March 2009 YTD:**  
**AVG YTD Sales Price: \$720,345**  
**DOM: 71**  
**#Units YTD: 29**  
**SP:AV 7.17**

**Livingston 2010 Year to Date Market Trends**

	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Average List Price	\$720,664	\$409,500	\$702,913										\$677,909
Average Sales Price	\$694,714	\$400,500	\$666,605										\$648,473
Days on Market	66	55	94										80
% of List Price to Sales Price	96.84%	97.93%	95.55%										96.30%
Sales Price to Assessed Value	0.97	2.36	0.99										1.13
# Units Sold	14	4	19										37

**Livingston Market Averages 2004-2009**

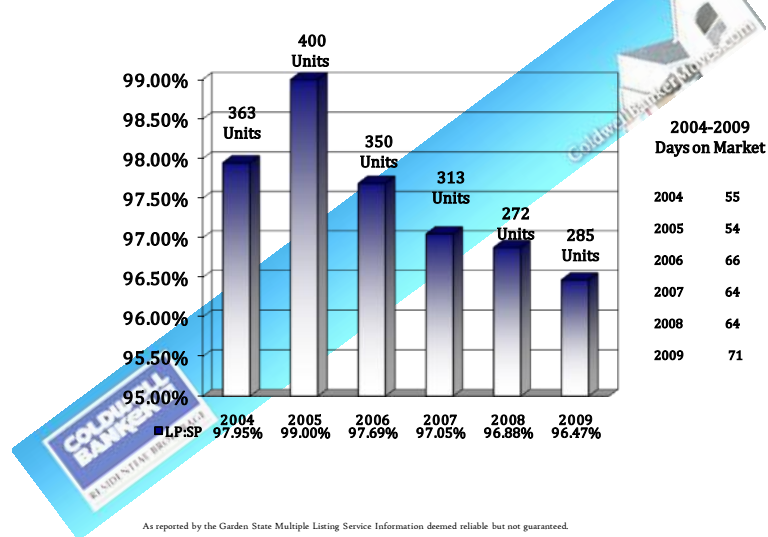
LIST PRICE & SALES PRICE AND SALES PRICE TO ASSESSED VALUE RATIO



As reported by the Garden State Multiple Listing Service Information deemed reliable but not guaranteed.

**Livingston Market Averages 2004-2009**

PERCENT OF LIST PRICE TO SALES PRICE & DAYS ON MARKET



As reported by the Garden State Multiple Listing Service Information deemed reliable but not guaranteed.