

Livingston May 2010 Market Activity

Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
1	8 DELLMEAD DR	Colonial	\$529,900	\$427,500	\$583,200	5/5/2010	194	80.68%	0.73
2	14 MARISA CT	Colonial	\$1,099,999	\$996,500	\$940,300	5/6/2010	126	90.59%	1.06
3	200 N LIVINGSTON AVE	RanchExp	\$429,000	\$405,000	\$476,000	5/7/2010	113	94.41%	0.85
4	250 W HOBART GAP RD	Ranch	\$529,000	\$500,000	\$453,900	5/7/2010	8	94.52%	1.10
5	10 STONEHENGE TER	Colonial/Cust	\$1,495,000	\$1,495,000	\$1,822,000	5/12/2010	14	100.00%	0.82
6	5 BERKELEY TER	SplitLev	\$479,900	\$475,000	\$461,500	5/13/2010	44	98.98%	1.03
7	23 CREST VIEW HILL RD	Colonial	\$409,900	\$410,000	\$397,900	5/17/2010	39	100.02%	1.03
8	28 E HARRISON PL	Colonial	\$299,000	\$200,000	\$327,800	5/19/2010	18	66.89%	0.61
9	49 GLENDALE AVE	Bi-Level	\$525,000	\$510,000	\$501,100	5/19/2010	19	97.14%	1.02
10	38 WINGED FOOT DR	TwnIntUn	\$599,000	\$585,000	\$598,500	5/20/2010	60	97.66%	0.98
11	5406 Pointe Gate Drive	OneFloor	\$399,000	\$375,000	\$388,700	5/21/2010	233	93.98%	0.96
12	130 HILLSIDE AVE	Custom	\$599,000	\$585,000	\$562,300	5/21/2010	36	97.66%	1.04
13	8 VILLAGE DR	Colonial	\$669,900	\$670,000	\$559,500	5/21/2010	109	100.01%	1.20
14	45 VIRGINIA AVE	Colonial	\$325,000	\$312,500	\$350,200	5/24/2010	59	96.15%	0.89
15	24 MELROSE DR	Ranch	\$325,000	\$329,000	\$386,100	5/24/2010	62	101.23%	0.85
16	15 MOUNT VERNON CT	Colonial	\$699,000	\$761,100	\$732,800	5/24/2010	12	108.88%	1.04
17	665 S ORANGE AVE	RanchExp	\$799,000	\$780,000	\$877,800	5/26/2010	37	97.62%	0.89
18	204 E CEDAR ST	Colonial	\$280,000	\$190,000	\$436,700	5/27/2010	16	67.86%	0.44
19	5 BEVERLY RD	Colonial	\$459,000	\$430,000	\$416,800	5/27/2010	85	93.68%	1.03
20	218 KENSINGTON LN	TwnEndUn	\$469,000	\$464,500	\$444,200	5/27/2010	27	99.04%	1.05
21	19 N HILLSIDE AVE	Colonial	\$765,000	\$785,000	\$740,400	5/27/2010	5	102.61%	1.06
22	23 STONEHAM DR	Colonial	\$1,369,500	\$1,370,000	\$1,280,000	5/27/2010	10	100.04%	1.07
23	46 SHADOWLAWN DR	SplitLev	\$549,000	\$560,000	\$569,800	5/28/2010	5	102.00%	0.98
24	25 COVENTRY RD	Colonial	\$1,285,000	\$1,240,000	\$897,100	5/28/2010	110	96.50%	1.38
Averages			\$641,171	\$619,004			60	94.92%	0.96



Average Days on Market 60
Average List Price \$641,171
Average Sales Price \$619,004
% of List Price to Sales Price 94.92%
Sales Price to Assessed Value Ratio .96
of Units for the Month 24





RESIDENTIAL BROKERAGE

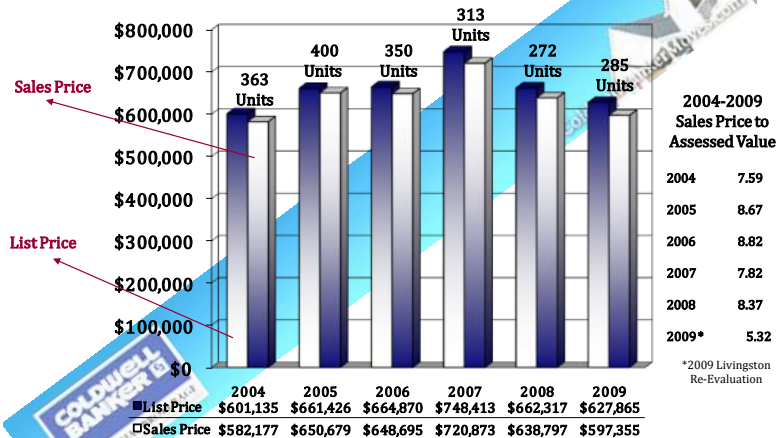
FLASHBACK!!!!
May 2009 YTD:
AVG YTD Sales Price: \$648,260
DOM: 84
#Units YTD: 67
SP:AV 7.45

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	\$605,740	\$641,171								\$652,064
Average Sales Price	\$694,714	\$400,500	\$666,605	\$592,433	\$619,004								\$628,107
Days on Market	66	55	94	58	60								69
% of List Price to Sales Price	96.84%	97.93%	95.55%	98.26%	94.92%								96.25%
Sales Price to Assessed Value	0.97	0.94	0.99	1.00	0.96								0.98
# Units Sold	14	4	19	15	24								76

Livingston Market Averages 2004-2009

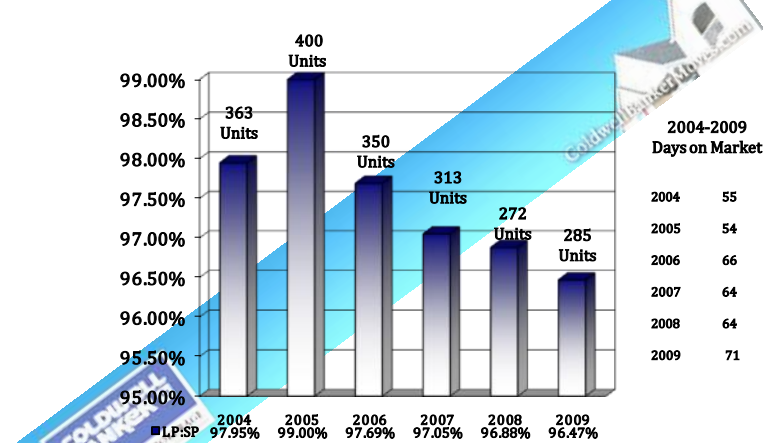
LIST PRICE & SALES PRICE AND SALES PRICE TO ASSESSED VALUE RATIO



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.