



# 2010 YTD Real Estate Market Activity

Livingston  
October 2010

ColdwellBankerMoves.com

#	Property Address	Style	#BR	#BA	List Price (LP)	Sale Price (SP)	Total				
							Assessed Value (AV)	Closed Date	DOM	SP:LP	SP:AV
1	10 BOWLING DR	Bi-Level	4	2.1	\$519,000	\$494,000	\$545,400	10/07/10	30	95.18%	0.91
2	11 BOULDERWOOD DR	Colonial	4	4	\$1,100,000	\$1,205,000	\$1,084,000	10/28/10	34	109.55%	1.11
3	12 PENWOOD RD	Ranch	4	4	\$719,900	\$735,000	\$673,000	10/29/10	9	102.10%	1.09
4	140 SYCAMORE AVE	CapeCod	3	2	\$475,000	\$435,000	\$470,800	10/19/10	75	91.58%	0.92
5	16 SANDALWOOD DR	Contemp/Custom	4	5	\$1,095,000	\$998,000	\$1,083,700	10/04/10	9	91.14%	0.92
6	17 EMERSON DR	SplitLev	3	2.1	\$459,000	\$459,000	\$437,700	10/13/10	16	100.00%	1.05
7	17 NOTCH HILL DR	Colonial	4	3.1	\$1,199,000	\$950,000	\$1,553,400	10/29/10	128	79.23%	0.61
8	17 YALE CT	Colonial/Custom	5	4.1	\$1,495,000	\$1,425,000	\$1,176,700	10/22/10	26	95.32%	1.21
9	195 HILLSIDE AVE	Colonial/Custom	3	2	\$479,000	\$465,000	\$563,200	10/25/10	85	97.08%	0.83
10	20 BEVERLY RD	Ranch	4	2	\$380,000	\$360,000	\$423,700	10/20/10	32	94.74%	0.85
11	214 TURLINGTON CT	TwnIntUn	3	2.1	\$510,000	\$482,500	\$479,800	10/01/10	91	94.61%	1.01
12	22 PENWOOD RD	SplitLev	3	2.1	\$599,999	\$616,016	\$482,200	10/29/10	11	102.67%	1.28
13	23 BLACKSTONE DRIVE	SplitLev	5	2.1	\$679,000	\$690,000	\$708,700	10/07/10	17	101.62%	0.97
14	23 CARILLON CIR	Colonial	4	3.2	\$1,115,000	\$1,010,000	\$901,500	10/05/10	81	90.58%	1.12
15	24 ASHWOOD DR	Bi-Level	4	2.1	\$549,900	\$550,000	\$497,700	10/04/10	16	100.02%	1.11
16	26 CHELSEA DR	Custom	3	2.1	\$1,050,000	\$1,165,000	\$1,101,500	10/07/10	9	110.95%	1.06
17	30 FELLSWOOD DR	Ranch	3	2.1	\$465,000	\$443,500	\$429,400	10/01/10	92	95.38%	1.03
18	305 EDMONTON CT	TwnEndUn	3	2.1	\$519,000	\$516,000	\$495,800	10/12/10	22	99.42%	1.04
19	319 KENSINGTON LN	FirstFlr	2	2	\$410,000	\$400,000	\$398,300	10/04/10	8	97.56%	1.00
20	319 REGAL BLVD	TwnEndUn	2	2	\$419,000	\$405,000	\$398,300	10/08/10	13	96.66%	1.02
21	40 IRVING AVE	Colonial	3	1.1	\$327,500	\$330,000	\$337,800	10/07/10	67	100.76%	0.98
22	48 West Lawn Road	Colonial	4	3.1	\$689,500	\$690,000	\$628,800	10/27/10	15	100.07%	1.10
23	5 MARLO RD	Bi-Level	4	2.1	\$472,000	\$453,000	\$492,800	10/25/10	91	95.97%	0.92
24	52 LEXINGTON DR	Colonial	3	1.1	\$499,900	\$499,900	\$393,400	10/28/10	24	100.00%	1.27
25	52 NORTH ASHBY AVENUE	Colonial	3	1.2	\$399,000	\$370,000	\$45,900	10/18/10	967	92.73%	8.06
26	54 WOODCREST DR	CapeCod	2	1	\$329,000	\$325,000	\$337,500	10/07/10	180	98.78%	0.96
27	6 DEVONSHIRE RD	Ranch	4	3.1	\$849,500	\$790,000	\$949,200	10/15/10	79	93.00%	0.83
28	68 W MCCLELLAN AVE	SplitLev	3	1.2	\$449,000	\$437,500	\$416,900	10/29/10	128	97.44%	1.05



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							Assessed Value (AV)	Closed Date			
29	86 KIMBALL AVE	Ranch	4	2	\$460,000	\$425,000	\$481,700	10/07/10	172	92.39%	0.88
30	9 NOTTINGHAM RD	Ranch	4	3.2	\$1,199,000	\$1,200,100	\$1,242,100	10/01/10	14	100.09%	0.97
31	911 BINGHAMPTON LN	TwndEndUn	3	3.1	\$670,000	\$620,000	\$711,900	10/26/10	196	92.54%	0.87
<b>AVERAGES</b>					<b>\$663,942</b>	<b>\$643,371</b>			<b>88</b>	<b>97.07%</b>	<b>1.23</b>

<i># of Units for the Month</i>	<b>31</b>
<i>Average List Price</i>	<b>\$663,942</b>
<i>Average Sale Price</i>	<b>\$643,371</b>
<i>% of Sale Price to List Price</i>	<b>97.07%</b>
<i>Average Days on Market</i>	<b>88</b>
<i>Sales Price to Assessed Value Ratio</i>	<b>1.23</b>



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Column1	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
# Units Sold	14	4	19	15	24	41	27	29	21	31			225
Average List Price	\$720,664	\$409,500	\$702,913	\$605,740	\$641,171	\$719,556	\$650,093	\$777,162	\$633,443	\$663,942			\$652,418
Average Sale Price	\$694,714	\$400,500	\$666,605	\$592,433	\$619,004	\$673,280	\$620,193	\$742,609	\$594,919	\$643,371			\$624,763
% of Sale Price to List Price	96.84%	97.93%	95.55%	98.26%	94.92%	97.76%	99.13%	97.01%	95.10%	97.07%			96.96%
Days on Market	66	55	94	58	60	66	49	61	80	88			68
Sale Price to Assessed Value	0.97	0.94	0.99	1.00	0.96	1.01	1.03	0.99	0.88	1.23			1.00

