

# LIVINGSTON August 2010 Market Activity

Below are listings for sale this month. It's good to see what is available and for how many days these homes have been on the market (DOM), so you can make a truly educated decision when buying or selling your next home.

## Homes Sold in August 2010

Address	Original List Price	List Price	Sale Price	# of Bedrms	# of Baths	DOM	Style
9 Village Dr.	\$430,000	\$350,000	\$362,000	3	1	41	Colonial
46 Crescent Rd.	\$350,000	\$350,000	\$380,000	3	1.1	0	Colonial
56 Stonewall Dr.	\$399,000	\$399,000	\$435,000	3	3	38	Ranch
190 Grove Ter.	\$410,000	\$410,000	\$385,000	3	1.1	14	Ranch
134 E. Cedar St.	\$419,000	\$419,000	\$395,000	4	3	34	Bi-level
52 Sykes Ave.	\$449,000	\$439,000	\$430,000	3	2.1	40	Multi-FI/Split
5 Riker Hill Rd.	\$450,000	\$450,000	\$432,000	4	1.1	60	Split Level
40 Sherbrooke Pky.	\$499,000	\$475,000	\$450,000	5	1.1	63	Colonial
56 Hickory Pl.	\$500,000	\$500,000	\$500,000	4	2.1	19	Colonial
57 Glendale Ave.	\$525,000	\$525,000	\$529,000	4	2	15	Bi-level
6 Highland Dr.	\$539,900	\$539,900	\$525,000	3	2	29	Split Level
16 Tanglewood Dr.	\$588,888	\$588,888	\$590,000	4	3	10	Split Level
12 Hemlock Rd.	\$689,000	\$599,000	\$594,657	3	3.1	311	CustmHm
3 Chaucer Ct.	\$650,000	\$650,000	\$614,000	5	3.1	24	Colonial
4209 Pointe Gate Dr.	\$699,000	\$699,000	\$650,000	3	3.1	5	1 Fl. Unit
12 Cedar Gate Dr.	\$795,000	\$737,000	\$720,000	4	3.1	137	Twnhse-Int
6 Side Hill Ct.	\$739,000	\$739,000	\$717,000	4	2.1	10	Colonial
17 Aspen Dr.	\$879,000	\$749,000	\$720,000	5	4.1	246	Contempry
46 Stonewall Dr.	\$799,000	\$799,000	\$824,000	4	3.1	0	Ranch
224 W. Hobart Gap Rd.	\$879,000	\$879,000	\$820,000	6	5	68	Colonial
23 Morningside Dr.	\$949,000	\$699,000	\$820,000	4	4	48	Ranch
12 Canterbury Rd.	\$899,000	\$925,000	\$885,000	4	2.1	31	Colonial
23 Westmount Dr.	\$989,900	\$989,900	\$972,500	4	3.1	44	Colonial
30 Surrey Ln.	\$1,199,000	\$999,000	\$999,000	5	4.1	32	Colonial
6 Post Ln.	\$1,090,000	\$1,050,000	\$999,000	6	5.1	126	Colonial
2 Morton Rd.	\$1,325,000	\$1,289,000	\$1,115,000	5	4.1	183	Colonial
6 Graymoor Rd.	\$2,495,000	\$2,495,000	\$2,300,000	6	6.1	51	Colonial

Average Days on Market: 64      Total Sales for Month: 27  
 Average List Price: \$731,538      Average Sale Price: \$712,045  
 % of List Price to Sales Price: 96%

Aug-10	Active Listings		New Listings		Under Contract			Sold Listings			
# of Bedrooms	# of Res. Homes	Avg. LP	# of Res. Homes	Avg. LP	# of Res. Homes	Avg. SP	Avg. DOM	# of Res. Homes	Avg. SP	Avg. DOM	SP/LP
0	0	0	0	0	0	0	0	0	0	0	0%
1	1	1,200,000	0	0	0	0	0	0	0	0	0%
2	17	496,300	3	404,133	1	329,000	180	0	0	0	0%
3	62	470,305	18	470,378	13	454,154	74	8	444,522	68	101%
4	64	664,594	15	668,013	17	730,188	53	11	671,318	37	98%
5+	42	1,303,240	5	953,260	5	1,099,600	65	8	1,002,125	99	93%
TOWN	186	731,538	41	596,724	36	670,672	65	27	712,045	64	96

## MARKET TRENDS in Livingston August 2009 - August 2010

	Aug. '09	Sept.	Oct.	Nov.	Dec.	Jan.	Feb.
Ave List Price	\$859,781	\$848,183	\$855,850	\$857,705	\$877,235	\$811,800	\$796,240
Ave Sale Price	\$580,135	\$581,549	\$561,388	\$549,429	\$563,452	\$694,714	\$400,500
SP/LP Ratio	95%	98%	97%	93%	95%	96%	98%
DOM	68	64	60	66	85	66	55
# of Homes Sold	26	39	29	22	24	14	4

	Mar.	Apr.	May	June	July	Aug. '10
Ave List Price	\$829,463	\$766,608	\$758,689	\$729,295	\$718,950	\$731,538
Ave Sale Price	\$666,605	\$625,958	\$650,052	\$738,732	\$656,900	\$712,045
SP/LP Ratio	95%	98%	97%	98%	99%	96%
DOM	94	67	61	69	47	64
# of Homes Sold	19	15	21	39	26	27