

LIVINGSTON September 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 September 2010

Address	Original List Price	List Price	Sale Price	# of Bedrms	# of Baths	DOM
30 W. Cedars St.	\$265,000	\$265,000	\$246,000	3	1	31
22 Royal Ave.	\$339,000	\$299,000	\$277,875	2	1	231
111 E. Cedar St.	\$409,000	\$329,000	\$250,000	3	1	126
38 S. Ashby Ave.	\$425,000	\$345,000	\$340,000	3	1.1	126
169 Grove Ter.	\$389,000	\$389,000	\$386,000	4	1	31
5108 Pointe Gate Dr.	\$465,000	\$429,000	\$405,000	2	2.1	193
40 Rumson Rd.	\$495,000	\$435,000	\$385,000	5	2.1	79
10 Macopin Dr.	\$435,000	\$435,000	\$438,000	3	2	14
9 Elkin Dr.	\$439,000	\$439,000	\$440,000	3	2	19
66 Martin Rd.	\$539,000	\$499,000	\$460,000	4	1.1	142
816 Kensington Ln.	\$499,000	\$499,000	\$495,000	3	2.1	10
307 Edmonton Ct.	\$510,000	\$510,000	\$503,000	3	2.1	17
59 Oakwood Ave.	\$539,000	\$539,000	\$508,000	4	1.1	44
33 Knollwood Dr.	\$584,400	\$584,400	\$603,929	4	2.1	2
55 Winged Foot Dr.	\$669,000	\$599,900	\$590,000	3	4.1	50
9 Westgate Rd.	\$669,000	\$649,000	\$637,000	4	2.1	82
5 Stonewall Dr.	\$729,000	\$719,000	\$703,500	4	2.1	104
31 North Dr.	\$759,000	\$739,000	\$710,000	4	3	83
69 Cronell Dr.	\$759,000	\$759,000	\$755,000	5	3	14
31 Mt. Ridge Dr.	\$1,565,000	\$1,565,000	\$1,435,000	5	4.2	21
9 Tulane Dr.	\$2,400,000	\$2,275,000	\$1,925,000	5	4.2	252

Average Days on Market: 80 Total Sales for Month: 21
 Average List Price: \$727,485 Average Sale Price: \$7622,795
 % of List Price to Sales Price: 93%

Sep-10	Active Listings		New Listings		Under Contract		
# of Bedrooms	# of Res. Homes	Avg. LP	# of Res. Homes	Avg. LP	# of Res. Homes	Avg. SP	Avg. DOM
0	0	0	0	0	0	0	0
1	1	1,200,000	0	0	0	0	0
2	16	482,725	3	387,633	2	354,000	10
3	59	469,641	12	510,892	6	397,233	64
4	58	646,453	15	780,060	8	701,475	65
5+	41	1,297,152	7	1,176,307	3	1,103,000	201
TOWN	175	727,485	37	735,909	19	632,221	80

MARKET TRENDS in Livingston September 2009 - September 2010

	Sept. '09	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.
Ave List Price	\$848,183	\$855,850	\$857,705	\$877,235	\$811,800	\$796,240	\$829,463
Ave Sale Price	\$581,549	\$561,388	\$549,429	\$563,452	\$694,714	\$400,500	\$666,605
SP/LP Ratio	98%	97%	93%	95%	96%	98%	95%
DOM	64	60	66	85	66	55	94
# of Homes Sold	39	29	22	24	14	4	19

	Apr.	May	June	July	Aug.	Sept. '10
Ave List Price	\$766,608	\$758,689	\$729,295	\$718,950	\$731,538	\$727,485
Ave Sale Price	\$625,958	\$650,052	\$738,732	\$656,900	\$712,045	\$622,795
SP/LP Ratio	98%	97%	98%	99%	96%	93%
DOM	67	61	69	47	64	80
# of Homes Sold	15	21	39	26	27	21

The data relating to real estate for sale on this website comes in part from the IDX Program of Garden State Multiple Listing Service, L.L.C. Copyright © 2010 Garden State Multiple Listing, L.L.C. All rights reserved.

Style

Colonial
 Colonial
 Colonial
 Colonial
 Ranch
 1st Fl Unt,
 Bi-Level
 Ranch
 Ranch
 Split Level
 Twnhse-End
 Twnhse-Int
 Bi-Level
 Split Level
 Twnhse-Int
 Split Level
 Split Level
 Ranch
 Ranch
 Colonial
 Colonial

Sold Listings			
# of Res. Homes	Avg. SP	Avg. DOM	SP/LP
0	0	0	0%
0	0	0	0%
2	277,875	231	93%
8	404,000	60	95%
7	572,633	70	97%
4	1,125,000	92	89%
21	622,795	80	93