

LIVINGSTON January 2011 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 January 2011

Address	Original List Price	List Price	Sale Price	# of Bedrms	# of Baths	DOM
48 Irving Ave.	\$339,000	\$339,000	\$310,000	3	1.1	37
308 W. Northfield Rd.	\$379,900	\$379,900	\$386,000	4	2.1	24
14 Pitcairn Rd.	\$439,000	\$439,000	\$437,500	3	1	26
24 N. Ridge Rd.	\$445,000	\$445,000	\$430,000	3	2	83
19 W. McClellan Ave.	\$468,000	\$458,000	\$450,000	3	1.1	55
15 Washington Ct.	\$495,000	\$470,000	\$460,000	3	1.1	24
105 Crown Ct.	\$495,000	\$495,000	\$475,000	3	2.1	32
8 Harding Pl.	\$509,000	\$509,000	\$499,000	4	1.2	26
41 Charles St.	\$579,000	\$579,000	\$560,000	3	3	28
32 N. Westgate Rd.	\$649,000	\$609,000	\$588,000	4	2.1	177
59 Winged Foot Dr.	\$814,918	\$814,918	\$799,000	3	3.1	59

Average Days on Market: 52 Total Sales for Month: 11
 Average List Price: \$745,045 Average Sale Price: \$490,409
 % of List Price to Sales Price: 97%

Jan-11	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	1	450,000	0	0	0	0	0
1	1	1,200,000	0	0	0	0	0
2	15	470,853	2	464,500	1	395,000	79
3	57	475,919	18	499,278	8	452,463	81
4	22	720,904	6	669,816	3	703,000	122
5+	27	1,479,276	6	1,430,833	3	486,667	44
TOWN	123	745,045	32	703,747	15	505,580	82

MARKET TRENDS in Livingston January 2010 - January 2011

	Jan. '10	Feb.	Mar.	Apr.	May	June	July
Ave List Price	\$811,800	\$796,240	\$829,463	\$766,608	\$758,689	\$729,295	\$718,950
Ave Sale Price	\$694,714	\$400,500	\$666,605	\$625,958	\$650,052	\$738,732	\$656,900
SP/LP Ratio	96%	98%	95%	98%	97%	98%	99%
DOM	66	55	94	67	61	69	47
# of Homes Sold	14	4	19	15	21	39	26

	Aug.	Sept.	Oct.	Nov.	Dec.	Jan. '11
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Ave List Price	\$731,538	\$727,485	\$691,045	\$693,105	\$728,395	\$745,045
Ave Sale Price	\$712,045	\$622,795	\$611,480	\$618,099	\$560,083	\$490,409
SP/LP Ratio	96%	93%	98%	95%	96%	97%
DOM	64	80	96	73	57	52
# of Homes Sold	27	21	25	21	18	11

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Style

Colonial
Bi-Level
Ranch
Split Level
Split Level
Split Level
Twnhse-End
Colonial
Colonial
Ranch
Twnhse-End

Sold Listings			
# of Res. Homes	Avg. SP	Avg. DOM	SP/LP
0	0	0	0%
0	0	0	0%
0	0	0	0%
8	490,188	43	97%
3	491,000	76	98%
0	0	0	0%
11	490,409	52	97%