

LIVINGSTON August 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 August 2011

Address	Original List Price	List Price	Sale Price	# of Bedrms	# of Baths	DOM
124 N. Livingston Ave.	\$299,000	\$299,000	\$301,000	3	2	85
70 W. McClellan Ave.	\$345,000	\$345,000	\$345,000	3	1.1	6
32 Park Dr.	\$364,000	\$349,000	\$335,000	4	2	36
8 Sunset Rd.	\$359,000	\$359,900	\$345,000	2	1	44
8 Bennington Rd.	\$429,900	\$399,900	\$380,000	3	1.1	160
164 Hillside Ave.	\$434,900	\$399,900	\$385,000	3	2.1	39
221 E. Cedar St.	\$489,000	\$429,000	\$409,000	4	2.1	186
42 Sherbrooke Pkwy.	\$445,000	\$429,900	\$435,000	3	1.1	18
22 Washington Ct.	\$435,000	\$435,000	\$430,000	3	1.1	16
12 Twin Oak Rd.	\$438,000	\$438,000	\$420,000	3	1.1	10
503 Regal Blvd.	\$439,900	\$439,900	\$437,000	2	2.1	18
52 Cobblewood Rd.	\$445,000	\$445,000	\$439,200	3	1.1	14
34 Intervale Rd.	\$448,500	\$448,500	\$448,500	3	1.1	13
45 Chestnut St.	\$569,700	\$449,900	\$420,000	3	1.1	227
16 Brandon Ave.	\$470,000	\$450,000	\$400,000	4	1.1	143
111 Kensington Ln.	\$499,000	\$499,000	\$499,000	3	2.1	9
14 Byron Pl.	\$519,000	\$499,900	\$480,000	3	1.1	97
610 Kensington Ln.	\$499,900	\$499,900	\$499,900	3	2.1	13
24 Bennington Rd.	\$500,000	\$500,000	\$500,000	3	1.1	7
30 Edgemere Rd.	\$519,900	\$519,900	\$520,000	3	3	9
517 Kensington Ln.	\$525,000	\$525,000	\$530,000	2	2.1	21
35 Filmore Ave.	\$569,000	\$549,000	\$549,000	4	2.1	57
8 Tudor Ter.	\$555,500	\$555,500	\$530,000	3	2.1	43
69 Eastbrook Ter.	\$599,000	\$569,000	\$545,000	3	2.1	53
15 Harding Pl.	\$625,000	\$579,000	\$550,000	4	2.1	51
14 Orchard Ln.	\$579,000	\$589,000	\$570,000	4	2.1	49
411 S. Livingston Ave.	\$589,900	\$589,900	\$589,900	5	3.1	15
85 N. Ashby Ave.	\$639,000	\$639,000	\$640,000	4	2.1	27
15 Plymouth Dr.	\$649,000	\$649,000	\$605,000	4	3	22
153 E. McClellan Ave.	\$665,000	\$665,000	\$725,000	5	3.1	10
66 Shrewsbury Dr.	\$750,000	\$750,000	\$736,000	3	2.1	39
196 Beaufort Ave.	\$750,000	\$750,000	\$760,000	4	4	24
14 Billingsley Dr.	\$775,000	\$775,000	\$802,000	4	2.1	13
15 Fredon Dr.	\$775,000	\$775,000	\$765,000	4	2.1	40
33 Tremont Ter.	\$789,000	\$789,000	\$760,000	4	3	22
26 Rumson Rd.	\$798,000	\$798,000	\$798,000	4	3	16
15 Schindler Way	\$849,000	\$849,000	\$850,000	5	2.1	17
19 Boulderwood Dr.	\$925,000	\$925,000	\$950,000	5	3.1	5
7 Camelot Dr.	\$1,199,000	\$1,099,000	\$995,000	5	3	74
56 Stonewall Dr.	\$1,200,000	\$1,200,000	\$1,235,000	5	4.1	103
81 Force Hill Rd.	\$2,495,000	\$2,800,000	\$2,400,000	6	5.2	549

Average Days on Market: 61
Average List Price: \$767,682

Total Sales for Month: 41
Average Sale Price: \$625,064

% of List Price to Sales Price: 97%

Aug-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	0	0	0	0	0	0	0
1	1	1,300,000	0	0	0	0	0
2	10	406,840	3	372,467	0	0	0
3	76	458,436	13	457,662	10	404,230	53
4	57	645,637	11	526,809	6	585,333	76
5+	43	1,547,574	6	1,593,167	3	981,333	99
TOWN	187	767,682	33	679,421	19	552,542	67

MARKET TRENDS August 2010 - August 2011

	Aug. '10	Sept.	Oct.	Nov.	Dec.	Jan.	Feb.
Ave List Price	\$731,538	\$727,485	\$691,045	\$693,105	\$728,395	\$745,045	\$750,298
Ave Sale Price	\$712,045	\$622,795	\$611,480	\$618,099	\$560,083	\$490,409	\$508,889
SP/LP Ratio	96%	93%	98%	95%	96%	97%	95%
DOM	64	80	96	73	57	52	68
# of Homes Sold	27	21	25	21	18	11	10

	Mar.	Apr.	May	June	July '11	Aug. '11
Ave List Price	\$783,290	\$749,169	\$756,786	\$760,828	\$750,022	\$767,682
Ave Sale Price	\$496,462	\$482,077	\$563,250	\$603,072	\$674,981	\$626,064
SP/LP Ratio	97%	96%	100%	95%	96%	97%
DOM	80	62	42	44	49	61
# of Homes Sold	13	13	12	32	32	41

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Style

Cape Cod
Split Level
Cape Cod
Ranch
Colonial
Colonial
Colonial
Colonial
Split Level
Colonial
Twnhse-End
Split Level
Split Level
Ranch
Bi-Level
Twnhse-Int
Split Level
Twnhse-Int
Colonial
Ranch
Twnhse-End
Colonial
Split Level
Split Level
Colonial
Split Level
Split Level
Split Level
Split Level
Split Level
Colonial
Ranch
Ranch
Split Level
Split Level
Ranch
Split Level
Colonial
ExpRanch
ExpRanch
Colonial
Colonial

Sold Listings			
# of Res. Homes	Avg. SP	Avg. DOM	SP/LP
0	0	0	0%
0	0	0	0%
3	437,500	33	99%
18	459,682	50	98%
13	611,000	53	98%
7	1,106,414	110	95%
41	625,064	61	97%