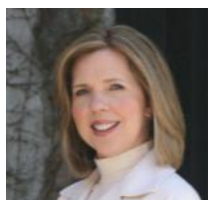


# Livingston August 2011 Market Activity

The average Realtor sells a home every 73\* days. I sell one every **6** days. Call me today to find out how I can do that for you.

Want to know what your home is worth? Visit [www.Migginshousevalues.com](http://www.Migginshousevalues.com)

Address	Style	Rooms	Bedrooms	Baths	List Price	Sales Price	Assessment	LP:SP	SP:AV	DOM
124 North Livingston Avenue	CapeCod	6	3	2.0	\$299,000	\$301,000	\$329,200	100.67%	91.43%	81
70 West McCellan Avenue	SplitLev	7	3	1.1	\$345,000	\$345,000	\$362,200	100.00%	95.25%	54
32 Park Drive	CapeCod	6	4	2.0	\$349,000	\$335,000	\$382,700	95.99%	87.54%	18
8 Sunset Road	Ranch	6	2	1.0	\$359,900	\$345,000	\$365,100	95.86%	94.49%	280
164 Hillside Avenue	Colonial	7	3	2.1	\$399,900	\$385,000	\$391,000	96.27%	98.47%	14
8 Bennington Road	Colonial	7	3	1.1	\$399,900	\$380,000	\$403,700	95.02%	94.13%	13
221 East Cedar Street	Colonial	8	4	2.1	\$429,000	\$409,000	\$536,600	95.34%	76.22%	68
42 Sherbrooke Parkway	Colonial	7	3	1.1	\$429,900	\$435,000	\$411,700	101.19%	105.66%	18
22 Washington Court	SplitLev	7	3	1.1	\$435,000	\$430,000	\$419,200	98.85%	102.58%	80
12 Twin Oak Road	Colonial	7	3	1.1	\$438,000	\$420,000	\$395,300	95.89%	106.25%	140
503 Regal Boulevard	TwnEndUn	6	2	2.1	\$439,900	\$437,000	\$444,200	99.34%	98.38%	42
52 Cobblewood Road	SplitLev	7	3	1.1	\$445,000	\$439,200	\$443,800	98.70%	98.96%	33
34 Intervale Road	SplitLev	7	3	1.1	\$448,500	\$448,500	\$457,800	100.00%	97.97%	14
45 Chestnut Street	RanchExp	6	3	1.1	\$449,900	\$420,000	\$505,000	93.35%	83.17%	24
16 Brandon Avenue	Bi-Level	9	4	1.1	\$450,000	\$400,000	\$469,100	88.89%	85.27%	67
111 Kensington Lane	TwnIntUn	7	3	2.1	\$499,000	\$499,000	\$479,800	100.00%	104.00%	8
610 Kensington Lane	TwnIntUn	6	3	2.1	\$499,900	\$499,900	\$479,800	100.00%	104.19%	32
14 Byron Place	SplitLev	7	3	1.1	\$499,900	\$480,000	\$463,700	96.02%	103.52%	15
24 Bennington Road	Colonial	8	3	1.1	\$500,000	\$500,000	\$495,600	100.00%	100.89%	17
30 Edgemere Road	Ranch	11	3	3.0	\$519,900	\$520,000	\$504,900	100.02%	102.99%	87



Margaret "Maggee" Miggins  
Broker Associate

**The Miggins Group**

973.376.8990 - Direct  
973.879.9711 - Cell  
973.376.0033 x309 -Office  
[maggee@migginsrealestate.com](mailto:maggee@migginsrealestate.com)  
[www.MigginsRealEstate.com](http://www.MigginsRealEstate.com)

"Relax...You're with Maggee"

Average Days on Market	46
Average List Price	\$635,512
Average Sales Price	\$617,402
% of List Price to Sales Price	97.99%
Sales Price to Assessed Value Ratio	102.18%
# of Sold Homes for the Month	41

\*The average number of homes Realtors sold was provided by a NAR 2009 report

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Address	Style	Rooms	Bedrooms	Baths	List Price	Sales Price	Assessment	LP:SP	SP:AV	DOM
517 Kensington Lane	TwndEndUn	6	2	2.1	\$525,000	\$530,000	\$444,200	100.95%	119.32%	7
35 Filmore Avenue	Colonial	9	4	2.1	\$549,000	\$549,000	\$517,500	100.00%	106.09%	32
8 Tudor Terrace	SplitLev	7	3	2.1	\$555,500	\$530,000	\$540,000	95.41%	98.15%	11
69 Eastbrook Terrace	SplitLev	7	3	2.1	\$569,000	\$545,000	\$459,200	95.78%	118.68%	20
15 Harding Place	Colonial	10	4	2.1	\$579,000	\$550,000	\$601,500	94.99%	91.44%	30
14 Orchard Lane	SplitLev	8	4	2.1	\$589,000	\$570,000	\$532,700	96.77%	107.00%	29
411 South Livingston Avenue	SplitLev	10	5	3.1	\$589,900	\$589,900	\$636,900	100.00%	92.62%	21
85 North Ashby Lane	SplitLev	9	4	2.1	\$639,000	\$640,000	\$530,700	100.16%	120.60%	47
15 Plymouth Drive	SplitLev	8	4	3.0	\$649,000	\$605,000	\$457,400	93.22%	132.27%	87
153 East McCellan Avenue	Colonial	12	5	3.1	\$665,000	\$725,000	\$735,800	109.02%	98.53%	7
66 Shrewsbury Drive	Ranch	8	3	2.1	\$750,000	\$736,000	\$633,000	98.13%	116.27%	32
196 Beaufort Avenue	Ranch	9	4	4.0	\$750,000	\$760,000	\$752,400	101.33%	101.01%	11
15 Fredon Drive	SplitLev	8	4	2.1	\$775,000	\$765,000	\$641,700	98.71%	119.21%	20
14 Billingsley Drive	SplitLev	8	4	2.1	\$775,000	\$802,000	\$670,200	103.48%	119.67%	30
33 Tremont Terrace	Ranch	9	4	3.0	\$789,000	\$760,000	\$786,100	96.32%	96.68%	29
26 Rumson Road	SplitLev	10	4	3.0	\$798,000	\$798,000	\$731,400	100.00%	109.11%	21
15 Schindler Way	Colonial	9	5	2.1	\$849,000	\$850,000	\$879,700	100.12%	96.62%	47
19 Boulderwood Drive	RanchExp	12	5	3.1	\$925,000	\$950,000	\$825,600	102.70%	115.07%	129
7 Camelot Drive	RanchExp	10	5	3.0	\$1,099,000	\$995,000	\$1,042,700	90.54%	95.43%	22
56 Stonewall Drive	Colonial	10	5	4.1	\$1,200,000	\$1,235,000		102.92%		9
81 Force Hill Road	Colo/Cust	14	6	5.2	\$2,800,000	\$2,400,000		85.71%		121
<b>AVERAGES</b>					<b>\$635,512</b>	<b>\$617,402</b>		<b>97.99%</b>	<b>102.18%</b>	<b>46</b>



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