Livingston December 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

Address	Style	Rooms	Bedrooms	Baths	Original List Price	Sales Price	Assessment	LP:SP	SP:AV	DOM
31 Lee Road	CapeCod	5	2	1.0	$275,000	$240,000	$343,300	87.27%	69.91%	133
42 Park Drive	Ranch/FixrUp	6	3	1.1	$329,000	$282,000	$377,900	85.71%	74.62%	212
11 Dickinson Lane	CapeCod	8	3	1.0	$329,000	$267,000	$323,200	81.16%	82.61%	195
33 Grand Terrace	Custom	9	4	2.0	$419,900	$328,000	$395,800	78.11%	82.87%	304
25 North Ridge Road	SplitLev	8	3	1.1	$439,000	$335,000	$464,700	76.31%	72.09%	215
6 Elmwood Drive	CapeCod	8	4	2.0	$388,000	$350,000	$392,900	90.21%	89.08%	177
199 East McClellan Avenue	Ranch	6	3	1.1	$400,000	$385,000	$524,100	96.25%	73.46%	28
20 South Mitchell Street	Bi-Level	8	4	2.1	$379,900	$388,000	$405,300	102.13%	95.73%	11
411 East Mt. Pleasant Avenue	Colonial	6	4	2.1	$479,000	$395,000	$490,300	82.46%	80.56%	49
707 Regal Boulevard	TwnIntUn	7	2	2.1	$479,900	$440,000	$465,400	91.69%	94.54%	49
9 West Minster Drive	Ranch	7	3	2.1	$469,500	$416,000	$451,900	88.60%	92.06%	13
10 Falcon Court	Bi-Level	8	4	3.0	$500,000	$438,000	$464,300	87.60%	94.34%	437
111 Regal Boulevard	TwnIntUn	6	3	2.1	$524,900	$527,500	$479,800	100.50%	109.94%	13
2 Sandalwood Drive	SplitLev	9	3	2.2	$599,000	$485,000	$632,000	80.97%	76.74%	123
623 Binghampton Lane	TwnIntUn	6	3	2.1	$545,000	$530,000	$479,800	97.25%	110.46%	50
10 Gable Walk	TwnIntUn	9	3	2.2	$699,000	$695,000	$675,900	99.43%	102.83%	26
43 Winged Foot Drive	TwnEndUn	8	3	3.1	$839,000	$775,000	$712,500	92.37%	108.77%	49
99 Edgemere Road	Colonial	11	4	4.1	$1,100,000	$1,005,000	$1,030,400	91.36%	97.53%	100
21 Fordham Road	Custom	9	4	5.2	$1,699,000	$999,000	$1,625,500	58.80%	61.46%	211
AVERAGES					$573,374	$488,447		87.80%	87.87%	126

Average Days on Market	126
Average List Price	$573,374
Average Sales Price	$488,447
% of List Price to Sales Price	87.80%
Sales Price to Assessed Value Ratio	87.87%
# of Sold Homes for the Month	19

KELLER WILLIAMS REALTY

Margaret "Maggee" Miggins
Broker Associate

The Miggins Group
973.376.8990 - Direct
973.879.9711 - Cell
973.376.0033 x309 -Office
maggee@migginsrealestate.com
www.MigginsRealEstate.com
"Relax...You're with Maggee"

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

Information compiled from the Garden State Multiple Listing Service. Deemed Reliable but not Guaranteed

If you are currently listed with another broker please do not consider this a solicitation of your home.