

# Livingston July 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
7 Wynnewood Road	Colonial	7	3	1	\$260,900	\$260,000	\$496,300	99.66%	52.39%	81
286 N Livingston Avenue	Ranch	6	3	2	\$274,900	\$225,000	\$431,800	81.85%	52.11%	54
29 Amelia Avenue	CapeCod	8	5	2	\$289,000	\$271,000	\$361,700	93.77%	74.92%	18
7 Dickinson Lane	CapeCod	7	3	2	\$339,000	\$303,000	\$316,400	89.38%	95.76%	280
316 S Livingston Avenue	RanchRas	8	3	2	\$349,900	\$350,000	\$363,800	100.03%	96.21%	14
78 N Mitchell Avenue	SplitLev	8	3	1	\$399,000	\$399,900	\$447,900	100.23%	89.28%	13
7 Hawthorn Drive	SplitLev	7	3	1	\$425,000	\$387,500	\$416,200	91.18%	93.10%	68
329 Edmonton Court	TwnEndUn	6	2	2	\$435,000	\$418,000	\$398,300	96.09%	104.95%	18
37 Hampton Terrace	Ranch	7	3	2	\$435,000	\$420,000	\$430,000	96.55%	97.67%	80
330 E Cedar Street	Colonial	8	4	1	\$439,000	\$425,000	\$438,900	96.81%	96.83%	140
218 Edmonton Court	TwnEndUn	6	2	2	\$439,000	\$427,000	\$444,200	97.27%	96.13%	42
9 Cliffside Drive	Ranch	9	4	2	\$445,000	\$430,000	\$430,000	96.63%	100.00%	33
614 Turlington Court	TwnIntUn	6	3	2	\$448,656	\$452,000	\$479,800	100.75%	94.21%	14
126 E Cedar Street	Cape/Cust	10	5	3	\$508,000	\$500,000	\$540,700	98.43%	92.47%	24
10 Tanglewood Drive	Bi-Level	8	4	2	\$519,000	\$487,500	\$550,600	93.93%	88.54%	67
34 Filmore Avenue	Bi-Level	8	4	2	\$519,000	\$525,000	\$488,500	101.16%	107.47%	8
48 Lee Road	SplitLev	8	4	2	\$565,000	\$546,000	\$490,200	96.64%	111.38%	32
30 Badger Drive	SplitLev	7	3	2	\$600,000	\$610,000	\$540,100	101.67%	112.94%	15
212 W Hobart Gap Road	Ranch/Cust	9	5	3	\$649,000	\$605,000	\$873,300	93.22%	69.28%	17
36 Crescent Road	Colonial	8	3	2	\$650,000	\$630,000	\$629,000	96.92%	100.16%	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)



Average Days on Market	49
Average List Price	\$703,336
Average Sales Price	\$674,981
% of List Price to Sales Price	96.26%
Sales Price to Assessed Value Ratio	100.14%
# of Sold Homes for the Month	32

\*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.

\*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
19 Cedar Gate Drive	TwnIntUn	6	3	3	\$699,900	\$680,000	\$356,500	97.16%	190.74%	7
31 Morningstar Drive	Colonial	8	4	2	\$739,000	\$720,000	\$751,300	97.43%	95.83%	32
16 Ridgewood Drive	SplitLev	9	5	3	\$739,000	\$766,000	\$682,000	103.65%	112.32%	11
90 Hillside Avenue	Colonial	10	5	3	\$849,000	\$820,000	\$737,700	96.58%	111.16%	20
19 Yale Court	Contemp	9	5	3	\$875,000	\$850,000	\$808,900	97.14%	105.08%	30
1 Sunset Road	Colo/Cont	9	3	2	\$945,000	\$928,000	\$945,000	98.20%	98.20%	29
17 Forest Street	Colonial	12	4	4	\$949,000	\$975,000	\$512,000	102.74%	190.43%	21
19 Carillon Circle	Colonial	9	4	3	\$998,500	\$998,500	\$875,500	100.00%	114.05%	47
42 Coddington Terrace	Colo/Cust	15	5	4	\$999,000	\$990,000	\$957,200	99.10%	103.43%	129
339 E Mount Pleasant Ave	Colonial	14	6	3	\$1,300,000	\$990,000	\$1,196,000	76.15%	82.78%	22
3 Eton Road	Colonial	15	6	4	\$2,075,000	\$1,935,000	\$2,417,200	93.25%	80.05%	9
12 Graymoor Road	Custom	16	6	6	\$2,349,000	\$2,275,000	\$2,404,900	96.85%	94.60%	121
<b>AVERAGES</b>					<b>\$703,336</b>	<b>\$674,981</b>		<b>96.26%</b>	<b>100.14%</b>	<b>49</b>



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