

Livingston June 2011 Market Activity

Want to know what your home is worth? Visit www.MigginsHouseValues.com

Address	Style	Rooms	Bedrooms	Baths	List Price	Sales Price	Assessment	SP:LP	SP:AV	DOM
17 Virginia Avenue	Colonial	7	3	2.00	\$250,000	\$250,000	\$280,600	100%	89%	2
44 Fellswood Drive	Ranch	6	3	1.00	\$319,000	\$319,000	\$402,400	100%	79%	16
11 Melrose Drive	Ranch	7	3	1.00	\$325,000	\$300,000	\$421,500	92%	71%	9
1 Dickinson Lane	CapeCod	8	4	1.00	\$359,000	\$337,800	\$380,400	94%	89%	66
428 S Livingston Avenue	Colonial	6	3	1.10	\$370,000	\$359,000	\$352,500	97%	102%	57
4107 Pointe Gate Drive	FirstFlr	5	2	2.00	\$379,900	\$370,000	\$388,700	97%	95%	154
32 Montgomery Road	CapeCod	7	3	1.10	\$389,000	\$380,000	\$399,000	98%	95%	65
2 Harding Place	Colonial	7	3	1.20	\$399,000	\$380,000	\$414,600	95%	92%	113
8 Greenwood Court	Ranch	6	3	1.10	\$399,000	\$360,000	\$389,000	90%	93%	33
40 Wynnewood Road	CapeCod	8	4	2.00	\$399,000	\$375,000	\$483,600	94%	78%	38
5 Westminster Drive	Ranch	7	3	2.10	\$409,000	\$398,500	\$486,900	97%	82%	21
40 Wellington Road	Colonial	7	3	1.10	\$429,900	\$409,000	\$415,500	95%	98%	35
6 Rossmore Terrace	SplitLev	8	3	1.10	\$448,000	\$436,500	\$422,600	97%	103%	13
46 Wingate Drive	Ranch	8	4	2.10	\$449,000	\$415,000	\$559,100	92%	74%	1
15 Macopin Court	SplitLev	8	3	2.00	\$458,900	\$425,000	\$416,800	93%	102%	87
142 Madison Court	CapeCod	8	5	2.00	\$459,000	\$450,000	\$474,400	98%	95%	20
102 Sycamore Avenue	SplitLev	8	3	2.00	\$475,000	\$465,000	\$440,100	98%	106%	13
88 Amelia Avenue	SplitLev	8	3	2.00	\$485,000	\$471,000	\$415,000	97%	113%	26



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"Relax... You're with Maggee"

Average Days on Market	45
Average List Price	\$624,665
Average Sales Price	\$596,312
% of List Price to Sales Price	96%
Sales Price to Assessed Value Ratio	104%
# of Sold Homes for the Month	33

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

*if your house is currently listed with another broker, please do not consider this a solicitation of your home.

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5 Billingsley Drive	Bi-Level	10	5	2.00	\$498,250	\$480,000	\$599,500	96%	80%	15
18 Audubon Road	SplitLev	8	4	2.10	\$512,000	\$512,000	\$429,900	100%	119%	14
23 Brookside Place	SplitLev	8	4	2.00	\$515,000	\$516,000	\$522,600	100%	99%	8
225 E Cedar Street	RanchExp	10	3	2.10	\$599,000	\$540,000	\$587,200	90%	92%	195
43 Knollwood Drive	SplitLev	8	3	2.10	\$599,999	\$582,000	\$596,100	97%	98%	38
68 Winged Foot Drive	TwnIntUn	8	3	3.10	\$645,000	\$605,000	\$601,000	94%	101%	23
9 Pebble Beach Drive	TwnIntUn	8	3	3.10	\$649,000	\$655,000	\$597,600	101%	110%	7
17 Troy Dr	SplitLev	9	5	2.10	\$650,000	\$650,000	\$592,800	100%	110%	43
24 Carillon Cir	TwnIntUn	9	3	2.20	\$715,000	\$710,000	\$676,400	99%	105%	83
54 Winged Foot Dr	TwnEndUn	9	3	3.10	\$850,000	\$800,000	\$684,700	94%	117%	50
3 Hamilton Lane	Colonial	9	5	3.10	\$875,000	\$895,000	\$648,000	102%	138%	8
47-49 Baker Rd	Custom	14	5	5.10	\$1,150,000	\$1,062,500	\$1,032,900	92%	103%	31
31 Surrey Ln	SplitLev	11	5	3.10	\$1,175,000	\$1,200,000	\$1,026,600	102%	117%	22
17 Carillon Cir	Colonial	12	4	4.10	\$1,199,000	\$1,140,000	\$897,500	95%	127%	132
2 Michele Ln	Colonial	22	6	7.10	\$2,779,000	\$2,430,000	\$969,000	87%	251%	47
AVERAGES					\$624,665	\$596,312		96%	104%	45



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