



1st Quarter Jan 1 to Apr 30, 2010

All Listings:

Active Listings:

Descriptive Note	Number Listed	Avg List Price	Avg Days on Market
All	90	\$180,885.00	152
2 Bedroom	28	\$147,639.00	202
3 Bedroom	35	\$180,402.00	88
4 Bedroom	0	\$0.00	0
5 Bedroom	0	\$0.00	0

Sold Listings:

Descriptive Note	Total Listed	Total Sold	Avg List Price	Avg Sale Price	Avg Days on Market
All	78	17	\$138,785.00	\$130,973.00	148
2 Bedroom	27	5	\$113,630.00	\$107,830.00	108
3 Bedroom	34	7	\$168,342.00	\$158,206.00	162
4 Bedroom	15	4	\$138,450.00	\$130,237.00	188
5 Bedroom	0	0	\$0.00	\$0.00	0

New Construction:

Active Listings:

Descriptive Note	Number Listed	Avg List Price	Avg Days on Market
All	3	\$0.00	0
2 Bedroom	0	\$0.00	0
3 Bedroom	2	\$171,900.00	15
4 Bedroom	1	\$274,900.00	139
5 Bedroom	0	\$0.00	0

Sold Listings:

Descriptive Note	Total Listed	Total Sold	Avg List Price	Avg Sale Price	Avg Days on Market
All	2	1	\$188,900.00	\$188,900.00	44
2 Bedroom	0	0	\$0.00	\$0.00	0
3 Bedroom	2	1	\$188,900.00	\$188,900.00	44
4 Bedroom	0	0	\$0.00	\$0.00	0
5 Bedroom	0	0	\$0.00	\$0.00	0

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Quarterly Market Report*
Livingston Area - 6C Residential

2-5 Year Old Construction:

Active Listings:

Descriptive Note	Number Listed	Avg List Price	Avg Days on Market
All	12	\$225,441.00	150
2 Bedroom	0	\$0.00	0
3 Bedroom	5	\$182,200.00	178
4 Bedroom	6	\$254,216.00	93
5 Bedroom	1	\$269,000.00	354

Sold Listings:

Descriptive Note	Total Listed	Total Sold	Avg List Price	Avg Sale Price	Avg Days on Market
All	7	1	\$162,900.00	\$153,000.00	73
2 Bedroom	0	0	\$0.00	\$0.00	0
3 Bedroom	3	0	\$0.00	\$0.00	0
4 Bedroom	4	1	\$162,900.00	\$153,000.00	73
5 Bedroom	0	0	\$0.00	\$0.00	0

“To Be Built” New Construction:

Active Listings:

Descriptive Note	Number Listed	Avg List Price	Avg Days on Market
All	0	\$0.00	0
2 Bedroom	0	\$0.00	0
3 Bedroom	0	\$0.00	0
4 Bedroom	0	\$0.00	0
5 Bedroom	0	\$0.00	0

Sold Listings:

Descriptive Note	Total Listed	Total Sold	Avg List Price	Avg Sale Price	Avg Days on Market
All	0	0	\$0.00	\$0.00	0
2 Bedroom	0	0	\$0.00	\$0.00	0
3 Bedroom	0	0	\$0.00	\$0.00	0
4 Bedroom	0	0	\$0.00	\$0.00	0
5 Bedroom	0	0	\$0.00	\$0.00	0

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Quarterly Market Report*

Livingston Area - 6C Residential

Market Trends:

In the first quarter of 2010 we saw a very high percentage of first time home buyers taking advantage of the Tax Credit and Rural Development Funds (which has income limits), which allowed strong activity in the \$125,000 and below range.

Considerations in a New Build:

Livingston buyers have traditionally shown strong support for new construction.

Of particular interest would be:

- 1) 3 Bed/2 Ba, single level, 1800 sf
- 2) 3 Bed/2 Ba, unfinished basement with stubbed in plumbing and egress windows
- 3) 2 Bed/2 Ba, larger bedrooms, unfinished basement with stubbed in plumbing and egress windows

Energy Star Rated homes are a plus
including NAHB Green Built Rating construction that allows sweat equity

Price range of \$175,000 to \$210,000

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