

# Millburn/Short Hills **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.

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Address	Style	Rooms	Bedrooms	Baths	Original List		Assessment	LP:SP	SP:AV	DOM
					Price	Sales Price				
206 Main Street C1006	OneFloor	5	2	1.0	\$262,000	\$250,000	\$265,600	95.42%	94.13%	30
245 Main Street	MultiFlr	5	2	2.0	\$375,000	\$350,000	\$318,000	93.33%	110.06%	69
9 Oakdale Avenue	Ranch	9	3	2.0	\$519,000	\$470,000	\$390,700	90.56%	120.30%	177
4 Bodwell Terrace	Colonial	7	3	2.1	\$599,000	\$500,000	\$487,700	83.47%	102.52%	25
46 Milton Street	Colonial	9	4	2.0	\$699,000	\$652,000	\$432,500	93.28%	150.75%	165
295 Taylor Road South	Ranch	7	3	2.1	\$740,000	\$640,000	\$615,000	86.49%	104.07%	86
78 Locust Avenue	Tudor	8	3	3.0	\$899,000	\$650,000	\$677,200	72.30%	95.98%	149
49 East Pine Terrace	Colonial	8	4	1.1	\$829,000	\$739,000	\$726,900	89.14%	101.66%	129
22 Cayuga Way	SplitLev	10	4	3.2	\$925,000	\$925,000	\$1,212,600	100.00%	76.28%	0
2 Fairfield Terrace	Colonial	9	3	1.2	\$1,285,000	\$1,245,000	\$940,700	96.89%	132.35%	37
30 Lawrence Drive	Ranch	11	5	4.1	\$1,400,000	\$1,260,000	\$1,229,600	90.00%	102.47%	117
15 Arden Place	Colonial	9	4	2.1	\$1,300,000	\$1,230,000	\$1,043,300	94.62%	117.90%	17
431 WhiteOak Ridge Road	Cust/Colo	14	6	5.1	\$1,999,999	\$1,862,500	New Construction	93.13%		53
<b>AVERAGES</b>					<b>\$910,154</b>	<b>\$828,731</b>		<b>90.66%</b>	<b>109.04%</b>	<b>81</b>

Average Days on Market	<b>81</b>
Average List Price	<b>\$910,154</b>
Average Sales Price	<b>\$828,731</b>
% of List Price to Sales Price	<b>90.66%</b>
Sales Price to Assessed Value Ratio	<b>109.04%</b>
# of Sold Homes for the Month	<b>13</b>



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\*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