

Millburn/Short Hills 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.Millburnhousevalues.com

Address	Style	Rooms	Bedrooms	Baths	List Price	Sales Price	Assessment	LP:SP	SP:AV	DOM
10B Lakeside Drive	OneFloor	3	1	1	\$249,000	\$228,000	\$258,800	91.57%	88.10%	397
28 Taylor Street	Colonial	6	3	1	\$375,000	\$380,000	\$377,200	101.33%	100.74%	16
21 Glen Avenue	Ranch	6	3	1	\$435,000	\$430,000	\$438,400	98.85%	98.08%	105
38 Willow Street	CapeCod	7	3	2	\$479,000	\$466,000	\$472,100	97.29%	98.71%	36
95 Spring Street	SplitLev	7	3	3	\$575,000	\$555,000	\$509,600	96.52%	108.91%	13
60 Meadowbrook Road	Colonial	8	4	1	\$599,000	\$605,000	\$684,200	101.00%	88.42%	44
32 Undercliff Road	Colonial	6	3	1	\$618,000	\$597,500	\$601,600	96.68%	99.32%	21
921 Ridgewood Road	Colonial	8	3	1	\$639,000	\$658,000	\$585,400	102.97%	112.40%	14
9 S Mountain Road	Colonial	7	3	2	\$679,000	\$660,000	\$608,300	97.20%	108.50%	27
17 Reeve Circle	Colonial	8	3	2	\$687,000	\$675,000	\$600,700	98.25%	112.37%	21
48 Mountain Avenue	Colonial	9	3	1	\$699,000	\$710,000	\$641,700	101.57%	110.64%	15
48 Greenwood Drive	Colonial	9	3	3	\$749,000	\$849,000	\$639,200	113.35%	132.82%	16
90 Whitney Road	Tudor	8	3	2	\$759,000	\$730,000	\$862,200	96.18%	84.67%	69
42 Elmwood Place	Colonial	8	4	3	\$899,000	\$893,000	\$828,700	99.33%	107.76%	9
2 Beechcroft Road	Colonial	11	5	3	\$928,000	\$958,000	\$966,300	103.23%	99.14%	18
9 Farview Road	Cont/RanchExp	10	3	2	\$935,000	\$951,500	\$993,600	101.76%	95.76%	18
27 Timber Acres Road	Colonial	14	5	3	\$999,000	\$960,000	\$917,900	96.10%	104.59%	65
8 Wyndham Road	Tudor	10	5	3	\$1,028,000	\$999,500	\$1,136,600	97.23%	87.94%	338
20 Richard Drive	Colonial	12	6	3	\$1,250,000	\$1,190,000	\$1,296,700	95.20%	91.77%	23
35 Watchung Road	Custom	12	5	5	\$1,395,000	\$1,291,501	\$1,425,700	92.58%	90.59%	12



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Average Days on Market	63
Average List Price	\$1,086,071
Average Sales Price	\$1,054,611
% of List Price to Sales Price	97.93%
Sales Price to Assessed Value Ratio	100.56%
# of Sold Homes for the Month	28

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

Assessed Value averages are based only on homes with assessed values.

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21 Byron Road	SplitLev	10	4	3	\$1,395,000	\$1,375,000	\$1,156,700	98.57%	118.87%	41
30 The Crescent	Colonial	12	6	4	\$1,475,000	\$1,350,000	\$1,882,400	91.53%	71.72%	70
96 Falmouth Street	Colonial	10	4	3	\$1,575,000	\$1,423,600	\$1,269,400	90.39%	112.15%	37
30 Robert Drive	Ranch	9	5	4	\$1,625,000	\$1,626,000	\$1,681,900	100.06%	96.68%	0
22 West Beechcroft Road	Colonial	9	4	3	\$1,675,000	\$1,625,000	\$1,540,300	97.01%	105.50%	58
44 West Beechcroft Road	Colonial	10	5	3	\$1,689,000	\$1,600,000	\$0	94.73%		22
10 Falmouth Street	Colonial	12	7	6	\$2,650,000	\$2,537,500	\$0	95.75%		215
20 Elsway Road	Custom	13	4	5	\$3,350,000	\$3,205,000	\$3,627,100	95.67%	88.36%	57
AVERAGES					\$1,086,071	\$1,054,611		97.93%	100.56%	63



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