

# Millburn/Short Hills **October 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				
673 Ridgewood Road	Mediterranean	4	0	0.2	\$290,000	\$275,000	\$131,200	94.83%	209.60%	125
723 Ridgewood Road	Colonial	8	3	1.1	\$529,000	\$499,000	\$458,700	94.33%	108.79%	100
41 Elmwood Place	Tudor	7	3	1.1	\$699,000	\$525,000	\$735,900	75.11%	71.34%	58
23 Winthrop Road	Colonial	10	6	3.1	\$1,150,000	\$999,000	\$1,138,000	86.87%	87.79%	21
74 Athens Road	Ranch	11	4	3.0	\$1,050,000	\$1,055,000	\$959,600	100.48%	109.94%	1
22 Wordsworth Road	SplitLev	10	4	2.1	\$1,195,000	\$1,040,000	\$1,021,200	87.03%	101.84%	87
58 Crescent Place	Colonial	9	5	2.1	\$1,085,000	\$1,127,500	\$1,056,000	103.92%	106.77%	10
39 Hemlock Road	Colonial	10	5	3.1	\$1,450,000	\$1,200,000	\$1,166,700	82.76%	102.85%	204
26 Timber Acres Road	Colonial	22	9	7.1	\$2,500,000	\$2,000,000	\$2,163,100	80.00%	92.46%	356
<b>AVERAGES</b>					<b>\$1,105,333</b>	<b>\$968,944</b>		<b>89.48%</b>	<b>110.15%</b>	<b>107</b>

Average Days on Market	<b>107</b>
Average List Price	<b>\$1,105,333</b>
Average Sales Price	<b>\$968,944</b>
% of List Price to Sales Price	<b>89.48%</b>
Sales Price to Assessed Value Ratio	<b>110.15%</b>
# of Sold Homes for the Month	<b>9</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