

# Millburn/Short Hills **September 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				
98 Short Hills Avenue	Cottage	6	3	2.0	\$549,000	\$475,000	\$586,200	86.52%	81.03%	273
54 Elmwood Place	Bi-Level	7	3	2.0	\$499,000	\$437,500	\$726,800	87.68%	60.20%	56
510 Wyoming Avenue	Colonial	9	3	1.1	\$650,000	\$552,000	\$562,400	84.92%	98.15%	82
53 Pine Street	Colonial	9	4	2.2	\$688,000	\$688,000	\$644,300	100.00%	106.78%	124
107 Greenwood Drive	Colonial	8	3	3.0	\$749,000	\$750,000	\$662,900	100.13%	113.14%	16
799 Ridgewood Road	Ranch	11	4	3.0	\$825,000	\$795,000	\$739,100	96.36%	107.56%	69
26 Fenton Drive	RanchExp/Cust	9	4	3.2	\$899,000	\$865,000	\$811,300	96.22%	106.62%	13
48 Twin Oak Road	Colonial	9	4	3.1	\$1,250,000	\$1,361,000	\$1,511,100	108.88%	90.07%	95
86 Wellington Avenue	Colonial	10	4	2.2	\$999,000	\$999,000	\$973,700	100.00%	102.60%	7
158 Long Hill Drive	Colo/Split	9	5	3.0	\$1,075,000	\$980,000	\$953,700	91.16%	102.76%	31
240 Long Hill Drive	Ranch	10	3	2.1	\$1,095,000	\$995,000	\$767,800	90.87%	129.59%	15
10 Fox Hill Lane	Colonial	10	5	3.1	\$1,199,000	\$970,000	\$1,044,600	80.90%	92.86%	66
419 Long Hill Drive	Ranch	9	3	3.1	\$1,250,000	\$1,170,000	\$1,250,000	93.60%	93.60%	22
104 Mohawk Road	SplitLev	12	6	5.1	\$1,650,000	\$1,400,000	\$1,414,100	84.85%	99.00%	37
60 Farley Road	Colo/Tudor	12	5	4.2	\$2,300,000	\$1,575,000	\$2,083,800	68.48%	75.58%	31
1 Taft Drive	Colonial	14	6	5.2	\$2,199,000	\$1,824,500	\$2,115,500	82.97%	86.24%	87
41 Lake Road	Colonial	15	6	5.1	\$3,850,000	\$2,684,000	\$2,796,600	69.71%	95.97%	486
<b>AVERAGES</b>					<b>\$1,278,000</b>	<b>\$1,089,471</b>		<b>89.60%</b>	<b>96.57%</b>	<b>89</b>



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Average Days on Market	<b>89</b>
Average List Price	<b>\$1,278,000</b>
Average Sales Price	<b>\$1,089,471</b>
% of List Price to Sales Price	<b>89.60%</b>
Sales Price to Assessed Value Ratio	<b>96.57%</b>
# of Sold Homes for the Month	<b>17</b>

\*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