

Millburn/Short Hills **April 2011** Market Activity

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Address	Style	Rooms	List Price	Sales Price	Total		Close Date	DOM	LP:SP	SP:AV
					Assessment					
28 Milton Street	Colonial	7	\$475,000	\$445,000	\$434,500		4/20/2011	86	93.68%	1.02
64 Locust Avenue	Colonial	7	\$499,000	\$470,000	\$539,400		4/5/2011	10	94.19%	0.87
31 Canterbury Lane	Colonial	6	\$675,000	\$710,100	\$637,800		4/15/2011	20	105.20%	1.11
914 Ridgewood Road	Tudor	8	\$685,000	\$700,000	\$701,700		4/29/2011	9	102.19%	1.00
28 Great Hills Road	Colonial	10	\$749,000	\$756,999	\$830,900		4/26/2011	168	101.07%	0.91
516 Old Short Hills Road	Colonial	11	\$999,000	\$985,000	\$1,125,000		4/13/2011	138	98.60%	0.88
99 Sagamore Road	Custom	12	\$1,088,000	\$970,000	\$1,126,200		4/21/2011	170	89.15%	0.86
61 Tennyson Drive	SplitLev	11	\$1,195,000	\$1,265,000	\$1,253,700		4/29/2011	8	105.86%	1.01
31 Farbrook Drive	Colonial	12	\$2,850,000	\$2,535,000	\$1,678,800		4/15/2011	119	88.95%	1.51
71 Woodfield Drive	Custom	13	\$4,500,000	\$4,115,000	\$3,699,600		4/6/2011	15	91.44%	1.11
35 Sinclair Terrace	Custom	18	\$4,995,000	\$4,572,000	\$616,800		4/14/2011	77	91.53%	7.41
AVERAGES			\$1,700,909	\$1,593,100				75	93.66%	1.61



Margaret "Maggee" Miggins
Broker Associate

The Miggins Group
973.376.8990 – Direct
973.879.9711 – Cell
973.376.0033 x309 – Office
maggee@migginsrealestate.com
www.MigginsRealEstate.com
"Relax... You're with Maggee"

Average Days on Market	75
Average List Price	\$1,700,909
Average Sales Price	\$1,593,100
% of List Price to Sales Price	93.66%
Sales Price to Assessed Value Ratio	1.61
# of Sold Homes for the Month	10

Information compiled from the Garden State Multiple Listing Service. Deemed Reliable but not Guaranteed.

*if your house is currently listed with another broker, please do not consider this a solicitation of your home.