

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

Want to know what your home is worth? Visit www.MillburnHouseValues.com

| Address | Style | Rooms | Bedrooms | Baths | List Price | Sales | Assessment | SP:LP | SP:AV | DOM |
|--------------------------|----------|-------|----------|-------|-------------|-------------|-------------|-------|-------|-----|
| 26 Meadowbrook Road | Colonial | 8 | 3 | 1.1 | \$550,000 | \$631,100 | \$745,900 | 115% | 85% | 12 |
| 7 Norwood Terrace | Ranch | 9 | 3 | 3 | \$579,000 | \$579,000 | \$515,100 | 100% | 112% | 13 |
| 78 Cypress Street | CapeCod | 8 | 4 | 3 | \$585,000 | \$565,000 | \$550,400 | 97% | 103% | 93 |
| 7 Woodland Road | Colonial | 9 | 4 | 1.2 | \$620,000 | \$585,699 | \$811,200 | 94% | 72% | 77 |
| 45 Greenwood Drive | Colonial | 7 | 3 | 1.1 | \$685,000 | \$670,000 | \$701,600 | 98% | 95% | 16 |
| 49 Elm Street | RanchExp | 8 | 4 | 2.1 | \$739,000 | \$750,000 | \$678,000 | 101% | 111% | 27 |
| 61 Whitney Road | Colonial | 8 | 3 | 1.1 | \$765,000 | \$775,000 | \$840,100 | 101% | 92% | 8 |
| 32 Berkeley Road | Colonial | 9 | 4 | 3 | \$799,000 | \$830,000 | \$579,900 | 104% | 143% | 8 |
| 56 Elmwood Place | Colonial | 8 | 4 | 3 | \$829,000 | \$820,000 | \$760,500 | 99% | 108% | 22 |
| 18 Woodland Road | Colonial | 9 | 3 | 2.1 | \$839,000 | \$830,000 | \$805,600 | 99% | 103% | 31 |
| 47 Whitney Road | Colonial | 8 | 4 | 3.1 | \$899,000 | \$899,000 | \$938,300 | 100% | 96% | 42 |
| 96 Oakview Terrace | Colonial | 10 | 4 | 2.1 | \$939,000 | \$921,250 | \$925,500 | 98% | 99% | 16 |
| 2 Woodland Road | Colonial | 10 | 4 | 2.1 | \$989,000 | \$989,000 | \$887,000 | 100% | 111% | 14 |
| 6 Midhurst Road | Custom | 9 | 4 | 2.1 | \$995,000 | \$965,000 | \$926,300 | 97% | 104% | 38 |
| 15 Kean Road | Ranch | 8 | 4 | 3 | \$999,000 | \$950,000 | \$1,033,400 | 95% | 92% | 15 |
| 60 Addison Drive | Colonial | 11 | 4 | 4.1 | \$1,075,000 | \$1,075,000 | \$1,049,200 | 100% | 102% | 21 |
| 21 Burnside Drive | RanchExp | 9 | 4 | 3.1 | \$1,080,000 | \$1,070,000 | \$1,119,500 | 99% | 96% | 13 |
| 40 Hawthorne Road | Tudor | 11 | 4 | 2.2 | \$1,100,000 | \$1,100,000 | \$1,065,500 | 100% | 103% | 68 |
| 42 Nottingham Road | Tudor | 10 | 5 | 3.2 | \$1,100,000 | \$950,000 | \$1,427,400 | 86% | 67% | 40 |
| 100 Old Short Hills Road | Colonial | 10 | 3 | 2.1 | \$1,185,000 | \$1,201,000 | \$1,117,500 | 101% | 107% | 179 |
| 33 Kean Road | Ranch | 9 | 4 | 3.1 | \$1,248,000 | \$1,235,000 | \$1,156,800 | 99% | 107% | 6 |



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| | |
|-------------------------------------|--|
| Average Days on Market | 30 |
| Average List Price | \$1,378,538 |
| Average Sales Price | \$1,361,450 |
| % of List Price to Sales Price | 99% |
| Sales Price to Assessed Value Ratio | 105% (% calculated based on homes with assigned values) |
| # of Sold Homes for the Month | 39 |

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.

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| 41 Windermere Terrace | Colonial | 11 | 4 | 4.1 | \$1,295,000 | \$1,250,000 | \$1,331,700 | 97% | 94% | 92 |
| 2 W Beechcroft Road | Colonial | 10 | 4 | 3.2 | \$1,295,000 | \$1,345,000 | \$1,286,700 | 104% | 105% | 8 |
| 25 Robert Drive | RanchExp | 10 | 5 | 3.1 | \$1,350,000 | \$1,288,000 | \$1,316,800 | 95% | 98% | 14 |
| 87 Addison Drive | SplitLev | 9 | 5 | 3.1 | \$1,360,000 | \$1,360,000 | \$1,127,200 | 100% | 121% | 0 |
| 10 Great Oak Drive | Colonial | 11 | 4 | 5 | \$1,475,000 | \$1,475,000 | \$1,178,700 | 100% | 125% | 8 |
| 33 Merrywood Lane | RanchExp | 12 | 5 | 3.1 | \$1,525,000 | \$1,471,000 | \$1,325,000 | 96% | 111% | 23 |
| 45 Hilltop Road | Colonial | 12 | 4 | 3.1 | \$1,525,000 | \$1,625,000 | \$1,339,700 | 107% | 121% | 11 |
| 150 Forest Drive | Colonial | 10 | 4 | 3.1 | \$1,550,000 | \$1,495,000 | \$1,328,300 | 96% | 113% | 22 |
| 37 Hawthorne Road | Colonial | 12 | 6 | 3.2 | \$1,575,000 | \$1,678,000 | \$1,410,100 | 107% | 119% | 14 |
| 95 Falmouth Street | Colonial | 11 | 6 | 4.1 | \$1,595,000 | \$1,525,000 | \$1,369,700 | 96% | 111% | 21 |
| 2 S Beechcroft Road | RanchExp | 11 | 4 | 5.1 | \$1,699,000 | \$1,588,500 | \$1,501,800 | 93% | 106% | 41 |
| 66 Browning Road | Colonial | 12 | 5 | 5 | \$2,200,000 | \$2,200,000 | \$0 | 100% | 0% | 3 |
| 10 E Hartshorn Drive | Colonial | 12 | 5 | 6.1 | \$2,390,000 | \$2,350,000 | \$1,856,000 | 98% | 243% | 57 |
| 179 Western Drive | Colonial | 14 | 6 | 4.1 | \$2,395,000 | \$2,540,000 | \$1,929,600 | 106% | 132% | 12 |
| 454 Long Hill Drive | Colonial | 13 | 7 | 5.1 | \$2,395,000 | \$2,350,000 | \$0 | 98% | 0% | 9 |
| 49 Adams Avenue | Colonial | 13 | 5 | 3.3 | \$2,795,000 | \$2,500,000 | \$2,656,500 | 89% | 94% | 54 |
| 296 Hartshorn Drive | Colonial | 16 | 5 | 6.1 | \$3,250,000 | \$3,350,000 | \$4,229,200 | 103% | 79% | 7 |
| 100 Stewart Road | Custom | 15 | 7 | 6.1 | \$3,495,000 | \$3,315,000 | \$2,643,400 | 95% | 175% | 2 |
| AVERAGES | | | | | \$1,378,538 | \$1,361,450 | | 99% | 105% | 30 |



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