

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

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Address	Style	Rooms	List Price	Sales Price	Total		Close Date	DOM	LP:SP	SP:AV
					Assessment					
5 Oakdale Avenue	SplitLev	7	\$479,000	\$470,000	\$413,300		5/2/2011	58	98.12%	1.14
54 Mountainview Road	Colonial	7	\$545,900	\$590,000	\$656,600		5/4/2011	6	108.08%	0.90
14 Edgewood Terrace	Colonial	8	\$549,000	\$545,000	\$504,200		5/2/2011	49	99.27%	1.08
15 Duncan Street	Colonial	7	\$599,000	\$590,000	\$487,800		5/6/2011	34	98.50%	1.21
7 Rahway Road	Colonial	10	\$675,000	\$682,000	\$670,000		5/9/2011	9	101.04%	1.02
31 Claremont Drive	Colonial	9	\$675,000	\$673,900	\$787,900		5/23/2011	38	99.84%	0.86
411 Wyoming Avenue	Colonial	7	\$679,000	\$662,500	\$693,400		5/26/2011	22	97.57%	0.96
120 Old Short Hills Road	Custom	8	\$725,000	\$710,000	\$591,600		5/13/2011	98	97.93%	1.20
117 Cypress Street	Colonial	8	\$729,000	\$729,000	\$646,400		5/17/2011	22	100.00%	1.13
75 Greenwood Drive	Tudor	8	\$739,000	\$740,000	\$708,200		5/27/2011	9	100.14%	1.04
68 Whittingham Terrace	Colonial	9	\$899,000	\$872,000	\$702,100		5/19/2011	17	97.00%	1.24
7 Silver Spring Road	Ranch	10	\$1,019,000	\$999,000	\$892,500		5/28/2011	92	98.04%	1.12
15 Vincent Lane	RanchExp	9	\$1,125,000	\$1,070,000	\$1,183,600		5/31/2011	66	95.11%	0.90
76 South Terrace	Colonial	9	\$1,150,000	\$1,110,000	\$892,100		5/6/2011	26	96.52%	1.24
80 Kean Road	Ranch	10	\$1,195,000	\$1,070,000	\$1,077,600		5/9/2011	70	89.54%	0.99
10 Hamilton Road	Ranch	8	\$1,295,000	\$1,235,000	\$1,117,000		5/19/2011	44	95.37%	1.11
80 Jefferson Avenue	Colonial	10	\$1,575,000	\$1,575,000	\$1,567,800		5/31/2011	20	100.00%	1.00
2 Briarwood Drive	Custom	11	\$1,625,000	\$1,560,000	\$1,505,700		5/16/2011	126	96.00%	1.04
AVERAGES			\$904,328	\$882,411				43	98.23%	1.07



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"Relax... You're with Maggee"

Average Days on Market **43**
Average List Price **\$904,328**
Average Sales Price **\$882,411**
% of List Price to Sales Price **98.23**
Sales Price to Assessed Value Ratio **1.07**
of Sold Homes for the Month **18**

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.