

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

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Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
12 B Lakeside Drive	OneFloor	\$232,000	\$215,000	\$258,800	2/15/2011	275	92.67%	0.83
670 Ridgewood Road	Bi-Level	\$364,900	\$372,900	\$455,400	2/8/2011	138	102.19%	0.82
26 Whittingham Terrace	Colonial	\$575,000	\$546,500	\$600,800	2/22/2011	162	95.04%	0.91
95 Cypress Street	Colonial	\$599,900	\$565,000	\$615,500	2/4/2011	108	94.18%	0.92
15 Undercliff Road	Tudor	\$750,000	\$787,500	\$815,500	2/23/2011	43	105.00%	0.97
25 Hawthorne Road	Tudor	\$1,315,000	\$1,430,000	\$1,087,000	2/28/2011	115	108.75%	1.32
108 Slope Drive	RanchExp	\$1,395,000	\$1,390,000	\$1,501,900	2/15/2011	8	99.64%	0.93
75 Farley Road	Colonial	\$1,495,000	\$1,430,000	\$1,373,000	2/1/2011	43	95.65%	1.04
66 Slope Drive	Colonial	\$1,629,000	\$1,525,000	\$1,977,900	2/14/2011	16	93.62%	0.77
245 Dale Drive	Custom	\$1,750,000	\$1,596,400	\$1,826,200	2/22/2011	31	91.22%	0.87
71 Kean Road	Custom	\$1,795,000	\$1,750,000	\$1,545,100	2/16/2011	0	97.49%	1.13
33 Birch Lane	Contemp	\$2,250,000	\$2,501,000	\$2,091,600	2/11/2011	7	111.16%	1.20
14 Birch Lane	Colonial	\$2,995,000	\$2,625,000	\$2,842,900	2/14/2011	291	87.65%	0.92
AVERAGES		\$1,318,908	\$1,287,254			95	97.60%	0.97



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Average Days on Market	95
Average List Price	\$1,318,908
Average Sales Price	\$1,287,254
% of List Price to Sales Price	97.60%
Sales Price to Assessed Value Ratio	0.97
# of Sold Homes for the Month	13

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.