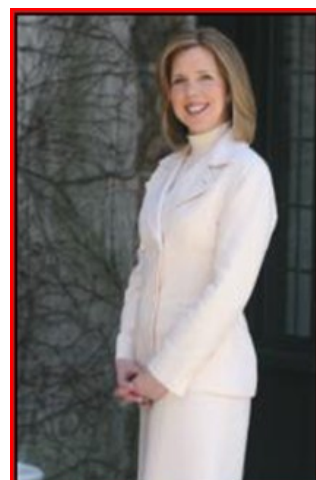




## Millburn/Short Hills **May 2010** Market Activity

Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
1	18 Mountainview Road	Colonial	\$649000	\$635000	655600	5/27/2010	189	97.84%	0.97
2	15 Woodland Road	Colonial	\$789000	\$769000	689500	5/26/2010	59	97.47%	1.12
3	128 Old Short Hills Road	Colonial	\$799000	\$875000	822400	5/28/2010	13	109.51%	1.06
4	26 Greenwood Drive	Colonial	\$809000	\$800000	724300	5/7/2010	44	98.89%	1.1
5	85 Maple Street	Tudor	\$815000	\$820000	792000	5/14/2010	23	100.61%	1.04
6	54 Meadowbrook Road	Colonial	\$829000	\$829000	832200	5/14/2010	9	100%	1
7	116 Cypress Street	Cape Cod	\$859000	\$860000	1019500	5/21/2010	86	100.12%	0.84
8	42 Southern Slope Drive	Tudor	\$900000	\$927000	785800	5/17/2010	15	103%	1.18
9	11 Hilltop Road	Colonial	\$975000	\$1050000	946400	5/6/2010	11	107.69%	1.11
10	29 Dorset Lane	SplitLev	\$1100000	\$1200013	1043000	5/7/2010	13	109.09%	1.15
11	21 Browning Road	Colonial	\$1195000	\$1050000	905000	5/26/2010	37	87.87%	1.16
12	1 Fairfield Drive	Colonial	\$1199000	\$1160000	874200	5/14/2010	20	96.75%	1.33
13	140 Stewart Road	Colonial	\$1395000	\$1400000	1108200	5/25/2010	5	100.36%	1.26
14	128 Hartshorn Drive	RanchExp	\$1500000	\$1481000	1300000	5/18/2010	46	98.73%	1.14
15	11 Oswego Lane	Colonial	\$1795000	\$1740000	1634100	5/14/2010	147	96.94%	1.06
16	10 Stewart Road	Custom	\$2495000	\$2350000	2803200	5/25/2010	45	94.19%	0.84
17	5 Sylvan Way	Colonial	\$2795000	\$2687500	0	5/29/2010	219	96.15%	0
<b>AVERAGES</b>			<b>\$1229294</b>	<b>\$1213736</b>			<b>58</b>	<b>98.73%</b>	<b>1.08</b>



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<b>Average Days on Market</b>	<b>58</b>
<b>Average List Price</b>	<b>\$1,229,294</b>
<b>Average Sales Price</b>	<b>\$1,213,736</b>
<b>% of List Price to Sales Price</b>	<b>98.73%</b>
<b>Sales Price to Assessed Value Ratio</b>	<b>1.08</b>
<b># of Units for the Month</b>	<b>17</b>