



Millburn/Short Hills **August 2010** Market Activity

Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
1	12 Norwood Terrace	Colonial	\$489,000	\$455,000	\$458,500	08/04/2010	18	93.05%	0.99
2	93 Locust Avenue	Colonial	\$490,000	\$460,000	\$460,000	08/27/2010	103	93.88%	1.00
3	448 Wyoming Avenue	Cottage	\$525,000	\$500,000	\$612,200	08/17/2010	22	95.24%	0.82
4	1 Deerfield Road	Ranch	\$629,000	\$590,000	\$619,000	08/26/2010	148	93.80%	0.95
5	29 Myrtle Avenue	Victorian	\$714,000	\$693,500	\$739,700	08/06/2010	91	97.13%	0.94
6	57 Chestnut Street	Colonial	\$720,000	\$703,000	\$703,400	08/19/2010	87	97.64%	1.00
7	29 Meadowbrook Road	Colonial	\$750,000	\$710,000	\$687,600	08/30/2010	135	94.67%	1.03
8	24 Meadowbrook Road	Colonial	\$765,000	\$812,000	\$773,800	08/06/2010	9	106.14%	1.05
9	602 White Oak Ridge Road	Colonial	\$799,000	\$725,000	\$642,300	08/26/2010	63	90.74%	1.13
10	10 Ferncliff Terrace	Colonial	\$799,000	\$795,000	\$784,600	08/27/2010	261	99.50%	1.01
11	85 Whitney Road	Colonial	\$819,000	\$789,000	\$865,900	08/26/2010	30	96.34%	0.91
12	138 Silver Spring Road	SplitLev	\$890,000	\$867,500	\$691,900	08/16/2010	16	97.47%	1.25
13	34 Keats Road	SplitLev	\$999,000	\$1,117,000	\$927,700	08/03/2010	8	111.81%	1.20
14	56 Hilltop Road	Colonial	\$1,075,000	\$1,251,000	\$1,219,000	08/20/2010	9	116.37%	1.03
15	258 Long Hill Drive	SplitLev	\$1,100,000	\$1,129,000	\$1,107,800	08/20/2010	16	102.64%	1.02



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Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
16	21 Pine Terrace W	Colonial	\$1,175,000	\$1,251,000	\$876,300	08/11/2010	11	106.47%	1.43
17	29 Pine Terrace East	Colonial	\$1,250,000	\$1,245,000	\$1,550,000	08/02/2010	50	99.60%	0.80
18	24 Thackeray Drive	SplitLev	\$1,395,000	\$1,396,000	\$1,086,800	08/05/2010	52	100%	1.28
19	11 Hemlock Road	RanchExp	\$1,395,000	\$1,455,000	\$1,525,000	08/30/2010	10	104.30%	0.95
20	20 Knollwood Road	Colonial	\$1,500,000	\$1,475,000	\$1,848,400	08/06/2010	71	98.33%	0.80
21	125 N Forest Drive	Colonial	\$1,595,000	\$1,400,000	\$1,583,700	08/20/2010	23	87.77%	0.88
22	48 Delwick Lane	Tudor	\$1,695,000	\$1,675,000	\$1,662,800	08/03/2010	38	98.82%	1.01
23	36 Spenser Drive	Colonial	\$1,950,000	\$1,925,000	\$0	08/09/2010	105	98.72%	0.00
24	7 Fox Hill Lane	Colonial	\$1,950,000	\$1,925,000	\$0	08/13/2010	11	98.72%	0.00
25	115 Fairfield Drive	Colonial	\$2,400,000	\$2,260,000	\$1,578,200	08/04/2010	244	94.17%	1.43
26	177 Highland Avenue	Colonial	\$2,575,000	\$2,400,000	\$2,280,000	08/24/2010	18	93.20%	1.05
27	474 Long Hill Drive	Colonial	\$2,999,000	\$2,934,000	\$0	08/19/2010	0	97.83%	0.00
AVERAGES			\$1,238,593	\$1,219,926			61	98.49%	0.93



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Average Days on Market 61
Average List Price \$1,238,593
Average Sales Price \$1,219,926
% of List Price to Sales Price 98.49%
Sales Price to Assessed Value Ratio 0.93
of Units for the Month 27