



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

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Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
1	70 Cypress Street	Ranch	\$499,000	\$497,000	\$564,600	12/28/2010	214	99.60%	0.88
2	85 Spring Street	SplitLev	\$545,000	\$530,000	\$514,800	12/10/2010	14	97.25%	1.03
3	24 Berkeley Road	Colonial	\$579,000	\$597,500	\$499,000	12/17/2010	13	103.20%	1.20
4	153 Myrtle Avenue	Tudor	\$585,000	\$568,000	\$557,100	12/15/2010	22	97.09%	1.02
5	262 Brookhaven Way	Ranch	\$600,000	\$605,000	\$740,400	12/01/2010	162	100.83%	0.82
6	58 Elm Street	Colonial	\$625,000	\$625,126	\$710,100	12/08/2010	16	100.02%	0.88
7	52 Wellington Avenue	Tudor	\$749,000	\$710,000	\$820,300	12/29/2010	99	94.79%	0.87
8	43 Undercliff Road	Colonial	\$845,000	\$838,000	\$781,500	12/15/2010	66	99.17%	1.07
9	26 Campbell Road	Colonial	\$850,000	\$880,000	\$764,000	12/17/2010	9	104%	1.15
10	43 Meadowbrook Road	Colonial	\$889,000	\$870,000	\$815,000	12/16/2010	19	97.86%	1.07
11	62 Great Hills Road	Colonial	\$899,000	\$950,000	\$1,236,300	12/03/2010	68	106%	0.77
12	36 Hobart Avenue	Colonial	\$925,000	\$962,500	\$933,800	12/17/2010	10	104.05%	1.03
13	39 Fairfield Terrace	Ranch	\$1,200,000	\$999,000	\$1,037,800	12/02/2010	161	83%	0.96
14	21 Highland Avenue	Victrian	\$1,200,000	\$1,190,000	\$1,646,700	12/29/2010	0	99.17%	0.72
15	45 West Road	Colonial	\$1,250,000	\$1,207,500	\$1,402,800	12/13/2010	22	97%	0.86
16	21 Wells Lane	RanchExp	\$1,300,000	\$1,453,000	\$1,360,100	12/08/2010	16	111.77%	1.07
17	19 Gap View Road	RanchExp	\$1,395,000	\$1,327,500	\$1,212,200	12/29/2010	159	95%	1.10
18	10 E Beechcroft Road	Colonial	\$1,495,000	\$1,465,000	\$1,383,900	12/23/2010	110	97.99%	1.06
19	36 Forest Drive North	Colonial	\$1,795,000	\$1,725,000	\$2,031,300	12/10/2010	45	96%	0.85
20	53 Farbrook Drive	Colonial	\$1,850,000	\$1,800,000	\$1,814,200	12/09/2010	21	97.30%	0.99
21	7 Wordsworth Road	Colonial	\$2,399,000	\$2,250,000	\$1,074,400	12/28/2010	9	94%	2.09
22	62 Slayton Drive	Custom	\$2,595,000	\$2,000,000	\$1,956,300	12/15/2010	357	77.07%	1.02
23	7 W Beechcroft Road	Colonial	\$3,195,000	\$3,100,000	\$0	12/16/2010	16	97%	0.00
AVERAGES			\$1,228,870	\$1,180,440			71	96.06%	0.98



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Average Days on Market	71
Average List Price	\$1,228,870
Average Sales Price	\$1,180,440
% of List Price to Sales Price	96.06%
Sales Price to Assessed Value Ratio	0.98
# of Units for the Month	23