



## Millburn/Short Hills July 2010 Market Activity

| Units | Address                  | Style    | List Price  | Sales Price | Total Assess | Close Date | DOM | LP:SP   | SP:AV |
|-------|--------------------------|----------|-------------|-------------|--------------|------------|-----|---------|-------|
| 1     | 10 Rosedale Avenue       | Colonial | \$599,000   | \$562,500   | \$483,100    | 07/23/2010 | 114 | 93.91%  | 1.16  |
| 2     | 45 Parkview Drive        | Colonial | \$650,000   | \$625,000   | \$622,800    | 07/30/2010 | 50  | 96.15%  | 1.00  |
| 3     | 83 Myrtle Avenue         | CapeCod  | \$650,000   | \$640,000   | \$637,500    | 07/15/2010 | 29  | 98.46%  | 1.00  |
| 4     | 425 Wyoming Avenue       | Victrian | \$675,000   | \$697,000   | \$576,400    | 07/16/2010 | 79  | 103.26% | 1.21  |
| 5     | 431 White Oak Ridge Road | Custom   | \$708,000   | \$722,000   | \$506,600    | 07/27/2010 | 53  | 101.98% | 1.43  |
| 6     | 56 Southern Slope Drive  | Colonial | \$710,000   | \$630,000   | \$605,500    | 07/30/2010 | 57  | 88.73%  | 1.04  |
| 7     | 53 Elmwood Place         | Colonial | \$935,000   | \$970,000   | \$893,900    | 07/23/2010 | 37  | 103.74% | 1.09  |
| 8     | 10 Winthrop Road         | Ranch    | \$988,000   | \$985,250   | \$985,800    | 07/22/2010 | 29  | 99.72%  | 1.00  |
| 9     | 18 Fielding Road         | RanchExp | \$1,095,000 | \$1,075,000 | \$1,000,100  | 07/23/2010 | 39  | 98.17%  | 1.07  |
| 10    | 9 Edwards Place          | RanchExp | \$1,095,000 | \$1,150,000 | \$1,076,700  | 07/09/2010 | 11  | 105.02% | 1.07  |
| 11    | 25 Oswego Lane           | RanchExp | \$1,150,000 | \$1,215,000 | \$1,149,500  | 07/30/2010 | 8   | 105.65% | 1.06  |
| 12    | 113 Tennyson Drive       | SplitLev | \$1,195,000 | \$1,225,000 | \$1,103,300  | 07/06/2010 | 15  | 102.51% | 1.11  |



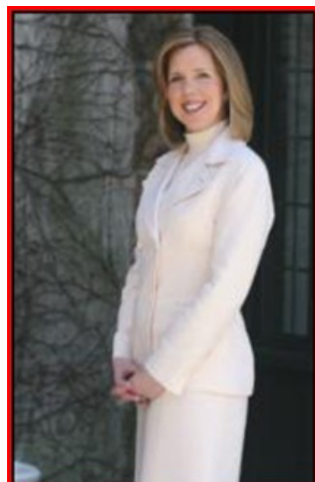
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|-----------------|--------------------|----------|--------------------|--------------------|--------------|------------|-----------|---------------|-------------|
| 13              | 24 Delwick Lane    | Tudor    | \$1,259,000        | \$1,250,000        | \$1,589,100  | 07/23/2010 | 84        | 99.29%        | 0.79        |
| 14              | 27 Briarwood Drive | SplitLev | \$1,275,000        | \$1,368,000        | \$1,079,000  | 07/02/2010 | 11        | 107.29%       | 1.27        |
| 15              | 297 Lupine Way     | Colonial | \$1,295,000        | \$1,335,000        | \$988,200    | 07/15/2010 | 20        | 103.09%       | 1.35        |
| 16              | 27 Mohawk Road     | SplitLev | \$1,295,000        | \$1,265,000        | \$1,156,200  | 07/23/2010 | 35        | 97.68%        | 1.09        |
| 17              | 45 Keats Road      | Colonial | \$1,329,000        | \$1,332,000        | \$1,019,000  | 07/26/2010 | 10        | 100.23%       | 1.31        |
| 18              | 12 Gapview Road    | Colonial | \$1,590,000        | \$1,460,000        | \$1,470,000  | 07/23/2010 | 103       | 91.82%        | 0.99        |
| 19              | 18 Slope Drive     | Colonial | \$1,950,000        | \$1,700,000        | \$1,825,800  | 07/27/2010 | 66        | 87.18%        | 0.93        |
| 20              | 2 Hickory Road     | Custom   | \$1,999,000        | \$1,900,000        | \$1,448,200  | 07/22/2010 | 143       | 95.05%        | 1.31        |
| 21              | 50 Birch Lane      | RanchExp | \$2,200,000        | \$1,900,000        | \$1,915,000  | 07/30/2010 | 1         | 86.36%        | 0.99        |
| 22              | 52 Keats Road      | Colonial | \$2,300,000        | \$2,150,000        | \$0          | 07/16/2010 | 57        | 93.48%        | 0.00        |
| 23              | 21 Slope Drive     | Colonial | \$2,699,000        | \$2,500,000        | \$2,233,000  | 07/22/2010 | 61        | 92.63%        | 1.12        |
| 24              | 40 Dorison Drive   | Custom   | \$4,450,000        | \$3,600,000        | \$3,471,700  | 07/02/2010 | 31        | 80.90%        | 1.04        |
| <b>AVERAGES</b> |                    |          | <b>\$1,420,458</b> | <b>\$1,344,031</b> |              |            | <b>48</b> | <b>93.91%</b> | <b>1.06</b> |



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**Average Days on Market** 48  
**Average List Price** \$1,420,458  
**Average Sales Price** \$1,344,031  
**% of List Price to Sales Price** 93.91%  
**Sales Price to Assessed Value Ratio** 1.06  
**# of Units for the Month** 24