



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

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Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
1	32 Undercliff Road	Colonial	\$499,999	\$455,000	\$601,600	10/02/2010	99	91.00%	0.76
2	28 Cypress Street	Colonial	\$500,000	\$535,000	\$524,700	10/15/2010	9	107.00%	1.02
3	515 Wyoming Avenue	Colonial	\$525,000	\$500,000	\$490,900	10/22/2010	99	95.24%	1.02
4	92 Cypress Street	Colonial	\$529,000	\$505,000	\$580,700	10/07/2010	159	95.46%	0.87
5	345 Old Short Hills Road	CapeCod	\$549,000	\$549,000	\$605,500	10/29/2010	91	100.00%	0.91
6	415 Old Short Hills Road	Ranch	\$629,000	\$629,000	\$684,000	10/29/2010	8	100.00%	0.92
7	43 Greenwood Dr	Tudor	\$650,000	\$650,000	\$654,900	10/05/2010	34	100.00%	0.99
8	382 Old Short Hills Road	Ranch	\$695,000	\$640,000	\$661,500	10/26/2010	101	92.09%	0.97
9	10 Rahway Road	Colonial	\$739,000	\$722,500	\$645,800	10/28/2010	19	97.77%	1.12
10	9 Meadowbrook Road	CapeCod	\$765,000	\$815,600	\$669,000	10/15/2010	23	106.61%	1.22
11	50 Elmwood Place	Tudor	\$890,000	\$890,000	\$825,000	10/28/2010	9	100.00%	1.08
12	84 Pine Street	Tudor	\$900,000	\$902,000	\$934,300	10/01/2010	11	100.22%	0.97
13	454 Long Hill Drive	Ranch	\$995,000	\$950,000	\$1,051,000	10/15/2010	68	95.48%	0.90
14	5 Ferndale Road	Tudor	\$1,000,000	\$925,000	\$1,262,500	10/29/2010	89	92.50%	0.73
15	43 Byron Road	Colonial	\$1,375,000	\$1,325,000	\$1,038,000	10/01/2010	30	96.36%	1.28
16	370 Hobart Avenue	Colonial	\$1,395,000	\$1,185,000	\$1,500,500	10/13/2010	97	84.95%	0.79
17	10 Shirlawn Drive	RanchExp	\$1,650,000	\$1,610,000	\$1,395,000	10/01/2010	15	97.58%	0.97
<b>AVERAGES</b>			<b>\$840,353</b>	<b>\$811,065</b>			<b>57</b>	<b>97%</b>	<b>0.97</b>



**The Maggee Miggins Group**  
 973.376.8990 - Direct  
 973.879.9711- Cell  
 973.376.0033 x309 - Office  
[maggee@migginsrealestate.com](mailto:maggee@migginsrealestate.com)  
[www.MigginsRealEstate.com](http://www.MigginsRealEstate.com)  
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<b>Average Days on Market</b>	<b>57</b>
<b>Average List Price</b>	<b>\$840,353</b>
<b>Average Sales Price</b>	<b>\$811,065</b>
<b>% of List Price to Sales Price</b>	<b>97%</b>
<b>Sales Price to Assessed Value Ratio</b>	<b>0.97</b>
<b># of Units for the Month</b>	<b>17</b>