

## MILLBURN-SHORT HILLS September 2010 Market Activity

Below are listings for sale this month. It's good to see what is available and for how many days these homes have been on the market (DOM), so you can make an educated decision when buying or selling your next home.

### Homes Sold in September 2010

Address	Original List Price	List Price	Sale Price	# of Bedrms	# of Baths	Days on Market
360 Wyoming Ave.	\$544,500	\$491,500	\$450,000	4	2	169
453 Wyoming Ave.	\$750,000	\$649,000	\$610,000	4	2	123
77 Wellington Ave.	\$759,000	\$699,900	\$700,000	2	2.1	127
22 Undercliff Rd.	\$727,000	\$699,900	\$680,000	5	2	98
94 Pine St.	\$729,000	\$729,000	\$675,000	3	1.1	36
162 Myrtle Ave.	\$789,000	\$789,000	\$856,000	4	2.1	13
7 Overlook Ter.	\$899,000	\$899,000	\$931,000	3	2.2	10
21 Woodland Rd.	\$1,299,000	\$1,089,000	\$1,089,000	5	4.1	41
29 Dryden Ter.	\$1,145,000	\$1,145,000	\$1,135,000	4	4	9
11 Marion Ave.	\$1,350,000	\$1,350,000	\$1,268,000	5	3.1	20
6 Lee Ter.	\$1,395,000	\$1,395,000	\$1,390,000	5	4.1	91
43 Lee Ter.	\$1,485,000	\$1,449,000	\$1,377,650	4	3.1	79
28 Dryden Ter.	\$1,475,000	\$1,475,000	\$1,410,000	4	2.1	22
50 Canoe Brook Rd.	\$2,795,000	\$1,999,000	\$1,999,000	7	7.1	101
24 Jefferson Ave.	\$2,450,000	\$2,325,000	\$2,230,000	5	3.2	49

Average Days on Market: 66      Total Sales for Month: 15  
 Average List Price: \$1,696,373      Average Sale Price: \$1,120,043  
 % of List Price to Sales Price: 98%

Sep-10	Active Listings		New Listings		Under Contract		
# of Bedrooms	# of Res. Homes	Avg. LP	# of Res. Homes	Ave. LP	# of Res. Homes	Avg. LP	Avg. DOM
0	0	0	0	0	0	0	0
1	5	249,900	0	0	1	319,000	147
2	5	373,980	1	425,000	0	0	0
3	27	717,333	5	768,000	4	598,250	56
4	41	1,044,495	18	967,106	8	825,688	80
5+	63	2,759,951	17	2,342,412	0	0	0
TOWN	141	1,696,373	41	1,499,851	13	716,731	78

## MARKET TRENDS in Millburn-Short Hills September 2009 - September 2010

	Sept. '09	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.
Ave List Price	\$1,641,780	\$1,699,589	\$1,764,888	\$1,753,058	\$2,042,940	\$1,883,743	\$1,700,283
Ave Sale Price	\$1,278,443	\$1,243,041	\$1,043,545	\$1,287,100	\$1,345,750	\$1,142,545	\$1,438,000

<b>SP/LP Ratio</b>	94%	97%	95%	96%	96%	93%	93%
<b>DOM</b>	44	116	83	60	51	68	90
<b># of Homes Sold</b>	24	17	11	20	13	11	14

	<b>Apr.</b>	<b>May</b>	<b>June</b>	<b>July</b>	<b>Aug.</b>	<b>Sept. '10</b>
<b>Ave List Price</b>	\$1,666,796	\$1,663,181	\$1,697,901	\$1,656,367	\$1,611,738	\$1,696,373
<b>Ave Sale Price</b>	\$1,371,694	\$1,234,907	\$1,232,685	\$1,344,031	\$1,263,042	\$1,120,043
<b>SP/LP Ratio</b>	98%	98%	97%	95%	98%	98%
<b>DOM</b>	42	61	57	48	58	66
<b># of Homes Sold</b>	15	16	41	24	26	15

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## Style

Colonial  
Victorian  
Tudor  
Colonial  
Colonial  
Colonial  
Colonial  
Colonial  
Split Level  
Colonial  
Exp Ranch  
Exp Ranch  
Split Level  
Colonial  
Colonial

Sold Listings			
# of Res. Homes	Avg. SP	Avg. DOM	SP/LP
0	0	0	0%
0	0	0	0%
1	700,000	127	100%
2	803,000	23	99%
6	973,108	69	97%
6	1,442,667	67	98%
15	1,120,043	66	98%