

MILLBURN-SHORT HILLS January 2011 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 January 2011

Address	Original List Price	List Price	Sale Price	# of Bedrms	# of Baths	Days on Market
8 River Ln.	\$650,000	\$550,000	\$545,000	3	1.1	112
42 Cypress St.	\$599,000	\$559,000	\$515,000	3	3.1	106
111A Millburn Ave.	\$569,000	\$569,000	\$500,000	4	2.1	32
30 Southern Slope Dr.	\$595,000	\$595,000	\$590,000	3	1.1	10
1 N. Brook Dr.	\$649,900	\$649,900	\$636,000	4	2	37
110 Hobart Ave.	\$725,000	\$725,000	\$736,000	3	2	21
47 Glen Ave.	\$789,000	\$789,000	\$820,000	5	4.1	13
58 Elmwood Pl.	\$889,000	\$789,900	\$781,100	3	2.2	58
9 Winding Way	\$810,000	\$810,000	\$853,091	4	2.1	16
54 Wellington Ave.	\$889,000	\$839,000	\$816,000	4	3.2	30
35 Robert Dr.	\$875,000	\$875,000	\$899,000	4	3.1	2
406 Hobart Ave.	\$1,595,000	\$1,195,000	\$1,150,000	5	4.1	253
77 Slope Dr.	\$1,495,000	\$1,495,000	\$1,250,000	4	3.1	11
29 Winthrop Rd.	\$1,799,000	\$1,595,000	\$1,595,000	6	5.2	91
5 N. Pond Dr.	\$2,100,000	\$1,800,000	\$1,634,000	4	3.1	75
10 Garden Ct.	\$2,395,000	\$1,850,000	\$1,737,500	5	4.2	243

Average Days on Market: 69 Total Sales for Month: 16
 Average List Price: \$1,915,294 Average Sale Price: \$941,106
 % of List Price to Sales Price: 96%

Jan-11	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	4	226,500	0	0	0	0	0
2	2	649,500	0	0	0	0	0
3	17	649,500	4	673,500	2	756,000	40
4	24	674,106	7	1,364,129	4	651,950	38
5+	43	1,125,325	10	3,135,500	1	1,995,000	137
TOWN	90	3,062,881	21	2,076,090	7	873,543	53

MARKET TRENDS in Millburn-Short Hills January 2010 - January 2011

	Jan. '10	Feb.	Mar.	Apr.	May	June	July
Ave List Price	\$2,042,940	\$1,883,743	\$1,700,283	\$1,666,796	\$1,663,181	\$1,697,901	\$1,656,367
Ave Sale Price	\$1,345,750	\$1,142,545	\$1,438,000	\$1,371,694	\$1,234,907	\$1,232,685	\$1,344,031

SP/LP Ratio	96%	93%	93%	98%	98%	97%	95%
DOM	51	68	90	42	61	57	48
# of Homes Sold	13	11	14	15	16	41	24

	Aug.	Sept.	Oct.	Nov.	Dec.	Jan. '11
Ave List Price	\$1,611,738	\$1,696,373	\$1,670,012	\$1,723,911	\$1,786,633	\$1,915,294
Ave Sale Price	\$1,263,042	\$1,120,043	\$827,444	\$854,225	\$1,180,440	\$941,106
SP/LP Ratio	98%	98%	96%	98%	96%	96%
DOM	58	66	54	67	71	69
# of Homes Sold	26	15	16	8	23	16

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Style

Colonial
Colonial
Twnhse-End
Colonial
Cape Cod
Cape Cod
Colonial
Colonial
Colonial
Colonial
RaisedRnch
Colonial
ExpRanch
Custom Hm
ExpRanch
Custom Hm

Sold Listings			
# of Res. Homes	Avg. SP	Avg. DOM	SP/LP
0	0	0	0%
0	0	0	0%
0	0	0	0%
5	633,420	61	98%
7	941,156	29	94%
4	1,325,625	150	98%
16	941,106	69	96%