

MILLBURN-SHORT HILLS July 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 sell your next home.

Homes Sold in July 2010

Address	Original List Price	List Price	Sale Price	# of Bedrms	# of Baths
10 Rosedale Ave.	\$619,000	\$599,000	\$562,500	4	2.1
83 Myrtle Ave.	\$675,000	\$650,000	\$640,000	3	2
45 Parkview Dr.	\$650,000	\$650,000	\$625,000	4	1.2
425 Wyoming Ave.	\$815,000	\$675,000	\$697,000	4	3.1
431 White Oak Ridge Rd.	\$750,000	\$708,000	\$722,000	3	1.1
56 Southern Slope Dr.	\$729,999	\$710,000	\$630,000	3	2
53 Elmwood Pl.	\$979,000	\$935,000	\$970,000	5	2.1
10 Winthrop Rd.	\$988,000	\$988,000	\$985,250	4	3
9 Edwards Pl.	\$1,095,000	\$1,095,000	\$1,150,000	5	3
18 Fielding Rd.	\$1,145,000	\$1,095,000	\$1,075,000	5	4
25 Oswego Ln.	\$1,150,000	\$1,150,000	\$1,215,000	5	4
113 Tennyson Dr.	\$1,195,000	\$1,195,000	\$1,225,000	5	4
24 Delwick Ln.	\$1,439,000	\$1,259,000	\$1,250,000	4	3.1
27 Briarwood Dr.	\$1,275,000	\$1,275,000	\$1,368,000	5	3
27 Mohawk Rd.	\$1,360,000	\$1,295,000	\$1,265,000	4	4.1
297 Lupine Way	\$1,295,000	\$1,295,000	\$1,335,000	4	2.1
45 Keats Rd.	\$1,329,000	\$1,329,000	\$1,332,000	4	3.1
12 Gapview Rd.	\$1,690,000	\$1,590,000	\$1,460,000	5	3.2
18 Slope Dr.	\$2,199,000	\$1,950,000	\$1,700,000	6	4.2
2 Hickory Rd.	\$2,350,000	\$1,999,000	\$1,900,000	5	5.1
50 Birch Ln.	\$2,200,000	\$2,200,000	\$1,900,000	5	3.2
52 Keats Rd.	\$2,300,000	\$2,300,000	\$2,150,000	6	5
21 Slope Dr.	\$2,995,000	\$2,699,000	\$2,500,000	5	4.1
40 Dorison Dr.	\$4,450,000	\$4,450,000	\$3,600,000	5	4.1

Average Days on Market: 48 **Total Sales for Month: 24**
Average List Price: \$1,656,367 **Average Sale Price: \$1,344,031**
% of List Price to Sales Price: 95%

Jul-10	Active Listings			New Listings		
	# of Bedrooms	# of Res. Homes	Avg. LP	DOM	# of Res. Homes	Ave. LP
0	0	0	N/A	0	0	N/A
1	5	257,600	N/A	1	235,000	N/A
2	4	442,175	N/A	1	279,000	N/A
3	32	712,813	N/A	8	722,375	N/A
4	41	1,066,180	N/A	7	913,857	N/A
5+	64	2,691,397	N/A	5	1,597,800	N/A

TOWN	146	1,656,367	N/A	22	939,955	N/A
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MARKET TRENDS in Millburn-Short Hills July 2009 - July 2010

	July '09	Aug.	Sept.	Oct.	Nov.	Dec.
Ave List Price	\$1,598,885	\$1,604,087	\$1,641,780	\$1,699,589	\$1,764,888	\$1,753,058
Ave Sale Price	\$1,206,600	\$1,186,467	\$1,278,443	\$1,243,041	\$1,043,545	\$1,287,100
SP/LP Ratio	94%	94%	94%	97%	95%	96%
DOM	70	60	44	116	83	60
# of Homes Sold	27	34	24	17	11	20

	Feb.	Mar.	Apr.	May	June	July '10
Ave List Price	\$1,883,743	\$1,700,283	\$1,666,796	\$1,663,181	\$1,697,901	\$1,656,367
Ave Sale Price	\$1,142,545	\$1,438,000	\$1,371,694	\$1,234,907	\$1,232,685	\$1,344,031
SP/LP Ratio	93%	93%	98%	98%	97%	95%
DOM	68	90	42	61	57	48
# of Homes Sold	11	14	15	16	41	24

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Days on Market	Style
114	Colonial
29	Cape Cod
50	Colonial
79	Victorian
53	Custom Home
57	Colonial
37	Colonial
29	Ranch
11	Exp Ranch
39	Exp Ranch
8	Exp Ranch
15	Split Level
84	Tudor
11	Colonial/Cstm
35	Split Level
20	Colonial
10	Colonial
103	Colonial
66	Colonial
143	Custom Home
1	Exp Ranch
57	Colonial
61	Colonial
31	Custom Home

Under Contract			Sold Listings			
# of Res. Homes	Avg. LP	Avg. DOM	# of Res. Homes	Avg. SP	Avg. DOM	SP/LP
0	0	0	0	0	0	0%
0	0	0	0	0	0	0%
1	699,900	127	0	0	0	0%
6	586,333	57	3	664,000	46	96%
6	849,817	83	8	1,006,469	53	100%
8	1,649,238	61	13	1,708,692	45	93%

21	1,071,938	69	24	1,344,031	48	95%
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Jan.
\$2,042,940
\$1,345,750
96%
51
13