

MILLBURN-SHORT HILLS November 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 November 2010

Address	Original List Price	List Price	Sale Price	# of Bedrms	# of Baths	Days on Market
93 Meadowbrook Rd.	\$700,000	\$600,000	\$520,000	3	2.1	180
7 Rahway Rd.	\$745,000	\$699,000	\$670,000	4	3.1	178
396 Wyoming Ave.	\$716,000	\$716,000	\$700,000	4	3.1	55
168 Old Short Hills Rd.	\$759,000	\$759,000	\$760,000	5	3.1	15
2 Bruce Path	\$850,000	\$850,000	\$878,000	4	3.1	10
2 Farview Rd.	\$919,000	\$899,000	\$875,000	4	2.1	72
10 Byron Rd.	\$975,000	\$975,000	\$930,000	4	3.1	2
115 Slope Dr.	\$1,450,000	\$1,450,000	\$1,500,000	6	3.1	26

Average Days on Market: 67 Total Sales for Month: 8
 Average List Price: \$1,723,911 Average Sale Price: \$854,225
 % of List Price to Sales Price: 98%

Nov-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	227,600	1	223,000	1	232,000	275
2	4	462,000	1	869,000	0	0	0
3	24	711,492	6	662,317	5	754,580	112
4	38	1,106,200	12	1,095,250	7	1,260,557	36
5+	60	2,728,915	6	2,821,500	8	2,007,875	121
TOWN	131	1,723,911	26	1,351,458	21	1,375,800	98

MARKET TRENDS in Millburn-Short Hills November 2009 - November 2010

	Nov. '09	Dec.	Jan.	Feb.	Mar.	Apr.	May
Ave List Price	\$1,764,888	\$1,753,058	\$2,042,940	\$1,883,743	\$1,700,283	\$1,666,796	\$1,663,181
Ave Sale Price	\$1,043,545	\$1,287,100	\$1,345,750	\$1,142,545	\$1,438,000	\$1,371,694	\$1,234,907
SP/LP Ratio	95%	96%	96%	93%	93%	98%	98%
DOM	83	60	51	68	90	42	61
# of Homes Sold	11	20	13	11	14	15	16

	June	July	Aug.	Sept.	Oct.	Nov. '10
Ave List Price	\$1,697,901	\$1,656,367	\$1,611,738	\$1,696,373	\$1,670,012	\$1,723,911
Ave Sale Price	\$1,232,685	\$1,344,031	\$1,263,042	\$1,120,043	\$827,444	\$854,225

SP/LP Ratio	97%	95%	98%	98%	96%	98%
DOM	57	48	58	66	54	67
# of Homes Sold	41	24	26	15	16	8

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Style

Colonial
Colonial
Colonial
Split Level
Colonial
Exp Ranch
Split Level
Exp Ranch

Sold Listings			
# of Res. Homes	Avg. SP	Avg. DOM	SP/LP
0	0	0	0%
0	0	0	0%
0	0	0	0%
1	520,000	180	87%
5	810,760	63	98%
2	1,130,000	21	102%
8	854,225	67	98%