

MILLBURN - SHORT HILLS June 2009 Home Sales Stats

Data compiled from the GSMLS. Deemed reliable, but not guaranteed.

Sue feels that if you are in the market to buy or sell real estate in Short Hills or Millburn, it is important to understand the trends in Active Listings, Days on the Market, and Listing to Sale Price ratio so that you can make an educated decision.

Address	Original List Price	List Price at Contract	Sale Price	DOM	BR	TBTH	Style
176 Millburn Ave Unit 4	\$219,000	\$189,900	\$150,000	245	1	1	OneFloor
77 Rector Street	\$349,000	\$299,000	\$285,000	119	3	1	Colonial
6 Wittkop Pl	\$515,000	\$469,000	\$442,500	95	3	1.1	Colonial
18 Norwood Ter	\$549,000	\$499,000	\$510,000	44	4	2.1	CapeCod
22 Old Short Hills Rd	\$499,000	\$499,000	\$499,000	100	3	2.1	CapeCod
30 Cypress St	\$527,000	\$527,000	\$500,000	56	3	2.1	Colonial
30 Locust Ave	\$559,000	\$559,000	\$560,000	7	3	1.1	Colonial
107 Glen Avenue	\$689,000	\$689,000	\$699,000	5	4	2.1	Colonial
52 Keats Road	\$750,000	\$750,000	\$815,100	23	3	2	Ranch
13 Rahway Rd	\$789,000	\$789,000	\$830,000	12	4	3.1	Colonial
116 Wellington Ave	\$879,000	\$879,000	\$850,000	28	3	2.1	Colonial
291 White Oak Ridge Road	\$900,000	\$900,000	\$925,000	14	5	3	Ranch
59 Elmwood Place	\$995,000	\$950,000	\$895,000	68	4	2.1	Colonial
11 Pine Terrace East	\$1,150,000	\$999,500	\$1,050,000	159	4	2.2	Tudor
76 Whitney Road	\$1,095,000	\$1,095,000	\$1,035,000	35	4	2.1	Colonial
8 Rippling Brook Dr	\$1,295,000	\$1,099,000	\$1,025,000	144	4	3.1	Custom
60 Knollwood Rd	\$1,295,000	\$1,125,000	\$1,122,000	96	5	3.1	Colonial
390 Hartshorn Dr	\$1,150,000	\$1,150,000	\$1,050,000	18	4	4	Contemp
4 Barry Lane	\$1,295,000	\$1,295,000	\$1,215,000	10	4	3.1	Ranch
14 Woodfield Drive	\$1,265,000	\$1,375,000	\$1,265,000	22	6	4	RanchExp
79 Troy Drive	\$1,650,000	\$1,400,000	\$1,400,000	125	5	3.1	Ranch
200 Western Dr	\$1,949,000	\$1,750,000	\$1,700,000	70	5	4.1	Colonial
65 Kean Rd	\$1,890,000	\$1,795,000	\$1,795,000	96	5	4.2	Colonial
61 Aaddison Dr	\$2,165,000	\$1,875,000	\$1,825,000	232	6	5.1	Cottage
28 Forest Drive No.	\$1,990,000	\$1,990,000	\$1,700,000	81	5	3.2	Victrian
11 Fox Hill Ln	\$2,300,000	\$1,999,000	\$1,920,000	106	5	4.1	Custom
175 Hartshorn Drive	\$3,250,000	\$2,500,000	\$2,470,000	372	7	6.1	Colonial
6 Slayton Dr	\$2,525,000	\$2,525,000	\$2,300,000	21	5	5.1	Colonial
23 W Beechcroft Rd	\$2,750,000	\$2,750,000	\$2,631,000	33	8	6.1	Colonial

AVERAGE DAYS ON MARKET: 89
 AVERAGE LISTING PRICE: \$1,608,114
 AVERAGE SALE PRICE: \$1,184,393
 % SALE PRICE / LIST PRICE: 96%

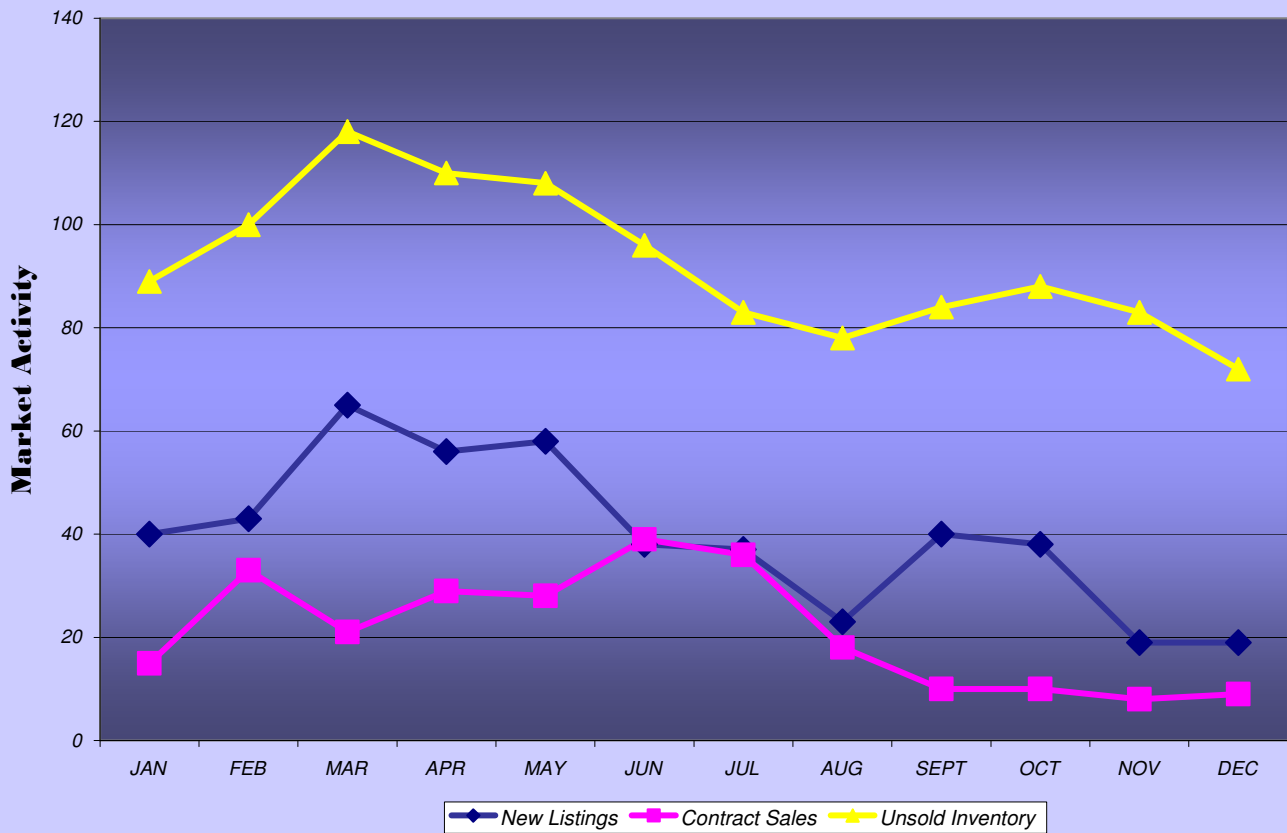
MILLBURN-SHORT HILLS HOME SALE TRENDS June 2008 - June 2009

	June 2008	July	Aug	Sept.	Oct.	Nov.
Average Listing Price	\$1,676,628	\$1,686,431	\$1,761,248	\$1,777,399	\$1,805,556	\$1,799,771
Average Sale Price	\$1,029,568	\$1,307,943	\$1,307,931	\$1,117,797	\$1,247,615	\$839,778
%Sale Price to List Price Ratio	99%	96%	95%	97%	96%	96%
Days on Market	40	42	50	42	65	56
# of Active Listings	159	140	110	119	123	109
# of Closed Listings	29	35	55	16	13	9

	Dec.	Jan.	Feb.	March	April	May	June 2009
Average Listing Price	\$1,619,188	\$1,870,533	\$1,722,362	\$1,551,603	\$1,531,063	\$1,572,115	\$1,608,114
Average Sale Price	\$1,206,503	\$1,473,583	\$730,667	\$1,281,250	\$1,058,100	\$1,099,143	\$1,184,393
%Sale Price to List Price Ratio	96%	95%	98%	92%	93%	97%	96%
Days On Market	51	65	48	139	63	42	89
# of Active Listings	97	106	118	154	177	177	176
# of Closed Listings	10	6	7	10	16	16	29

June 09	Active Listings	New Listings	Under Contract	Sold Listings	Average	SP/LP
# Beds	Avg LP	Avg LP	Avg LP	Avg LP	DOM	%
1	\$252,667	\$299,000	\$199,000	\$150,000	245	79%
2	\$593,500	\$0	\$713,000	\$0	0	0%
3	\$689,989	\$634,100	\$668,380	\$565,267	70	99%
4	\$1,133,334	\$1,131,988	\$1,274,909	\$923,222	55	97%
5+	\$2,388,343	\$2,488,733	\$2,082,786	\$1,829,818	114	95%
TOWN	\$1,608,114	\$1,559,615	\$1,459,088	\$1,184,393	89	96%

MILLBURN-SHORT HILLS 2008



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