

MILLBURN - SHORT HILLS August 2006 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	List Price	Sale Price	DOM	BR	TBTH	Style
30 Locust Ave.	\$499,000	\$485,000	75	3	1.1	Colonial
29 Rosedale Ave.	\$499,900	\$475,000	101	5	2	Cape Cod
15 Oakdale Ave.	\$499,900	\$533,000	10	3	2	Colonial
16 Mt. Ararat Rd.	\$609,000	\$580,000	20	4	2	Cape Cod
100 Mountainview Rd.	\$675,000	\$685,000	30	3	2	Colonial
23 S. Mountain Rd.	\$739,000	\$765,000	10	4	3	Colonial
27 Winding Wy.	\$825,000	\$825,000	16	3	2.1	Colonial
34 Meadowbrook Rd.	\$869,000	\$865,000	13	3	2.1	Colonial
24 Byron Rd.	\$935,000	\$960,000	11	4	3	Expanded Ranch
73 Sagamore Rd.	\$950,000	\$975,000	17	4	3.1	Colonial
37 Woodland Rd.	\$975,000	\$1,150,500	17	3	2.1	Colonial
49 Wordsworth Rd.	\$1,035,000	\$1,035,000	76	4	2.1	Split Level
18 Hilltop Rd.	\$1,195,000	\$1,200,000	2	3	3	Colonial
74 Hillside Ave.	\$1,200,000	\$1,290,000	8	6	4.2	Colonial, Contemp.
268 Long Hill Dr.	\$1,225,000	\$1,005,000	85	4	2.1	Raised Ranch
96 Falmouth St.	\$1,260,000	\$1,267,500	50	4	3.1	Colonial
78 Hobart Ave.	\$1,295,000	\$1,275,000	44	4	3.1	Colonial
11 Wildwood Dr.	\$1,300,000	\$1,100,000	131	5	4.1	Expanded Ranch
1 Randall Dr.	\$1,325,000	\$1,300,000	144	6	3.1	Colonial
52 Slayton Dr.	\$1,350,000	\$1,356,000	11	4	3.1	Colonial
43 Harvey Dr.	\$1,390,000	\$1,310,000	56	5	3.1	Bi-Level, Custom Hm
12 Chaucer Rd.	\$1,395,000	\$1,395,000	1	4	3.1	Split Level
36 Far Brook Dr.	\$1,460,000	\$1,420,000	48	4	2.2	Ranch
55 South Terr.	\$1,475,000	\$1,430,000	35	6	3.1	Colonial
45 Hobart Ave.	\$1,495,000	\$1,600,000	7	5	3.1	Colonial
10 Great Oak Dr.	\$1,500,000	\$1,535,000	6	4	4	Colonial
42 Fairfield Terr.	\$1,695,000	\$1,710,000	69	5	3.2	Colonial
15 Randall Dr.	\$1,825,000	\$1,625,000	82	5	4.3	Custom Home
40 Kean Rd.	\$1,999,000	\$1,900,000	20	6	5.1	Colonial
11 Elsway Rd.	\$2,199,000	\$2,050,000	70	8	6.2	Colonial
74 White Oak Ridge Rd.	\$2,700,000	\$2,600,000	19	6	5.2	Colonial
7 Ferndale Rd.	\$2,701,000	\$2,650,000	42	5	4.1	Colonial
33 Lee Terr.	\$2,950,000	\$2,765,000	155	6	5.1	Colonial
87 Old Hollow Rd.	\$3,395,000	\$3,050,000	28	6	4.3	Colonial

AVERAGE DAYS ON MARKET:	45
AVERAGE LISTING PRICE:	\$1,739,468
AVERAGE SALE PRICE:	\$1,369,909
% SALE PRICE / LIST PRICE:	97%

MILLBURN-SHORT HILLS HOMESALE TRENDS August 2005 – August 2006

	Aug. 05	Sept.	Oct.	Nov.	Dec.	Jan.	Feb.
Average Listing Price	\$1,246,940	\$1,363,806	\$1,719,345	\$1,893,780	\$2,058,891	\$1,885,714	\$1,895,744
Average Sale Price	\$1,314,455	\$1,337,492	\$1,184,467	\$1,035,571	\$1,137,768	\$1,538,861	\$896,100
%Sale Price to List Price Ratio	102.54%	91.67%	100.04%	100%	97%	94%	97%
Days on Market	35	54	41	58	72	71	55
# of Active Listings	138	149	149	132	112	141	147

	Mar.	Apr.	May	Jun.	Jul.	Aug. 06
Average Listing Price	\$1,906,932	\$1,840,508	\$1,731,245	\$1,717,574	\$1,721,062	\$1,739,468
Average Sale Price	\$1,174,250	\$1,075,000	\$1,215,293	\$1,645,143	\$1,290,998	\$1,369,909
%Sale Price to List Price Ratio	96%	95%	96%	98%	98%	97%
Days On Market	88	69	69	55	41	45
# of Active Listings	187	187	211	209	202	173



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