

MILLBURN - SHORT HILLS December 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
64B Lakeside Dr.	\$229,900	\$272,000	140	1	1	One Fl. Unit
6 Bodwell Terr.	\$479,000	\$470,000	64	4	1.1	Colonial
33 Cypress St.	\$549,000	\$508,000	183	4	1.1	Victorian
17 Mt. Ararat Rd.	\$575,000	\$563,000	126	4	2	Colonial
335 Wyoming Ave.	\$589,000	\$640,000	26	2	2.2	Ranch
83 Maple St.	\$625,000	\$620,000	187	4	2	Cottage
18 Edgewood Terr.	\$629,000	\$629,000	16	3	1.1	Colonial
44 Meadowbrook Rd.	\$739,000	\$670,000	122	4	1.1	Colonial
75 Clinton Ave.	\$849,000	\$810,000	25	4	3.1	Tudor
21 Farview Rd.	\$850,000	\$868,000	11	3	2.1	Carriage House
30 Richard Dr.	\$939,000	\$850,000	58	4	3.1	Ranch
5 Great Oak Dr.	\$1,349,000	\$1,449,000	19	4	3.1	Colonial
25 Jefferson Ave.	\$1,650,000	\$1,500,000	10	4	3.1	Expanded Ranch
123 Hobart Ave.	\$2,300,000	\$2,200,000	48	7	4.1	Colonial
63 Dorison Dr.	\$3,395,000	\$3,175,000	61	6	5.1	Colonial, Custom Hm

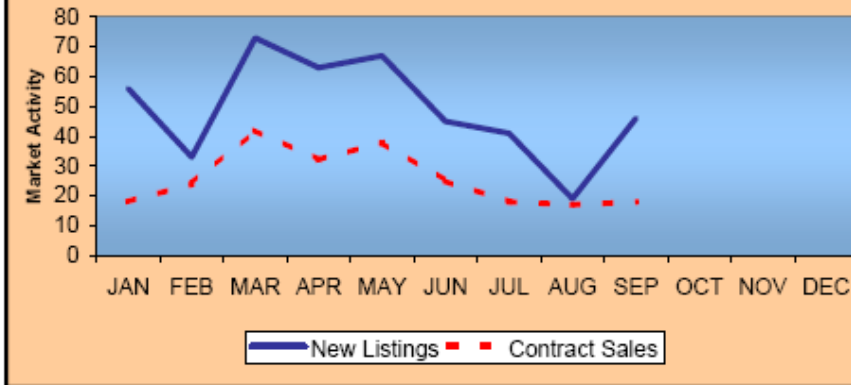
AVERAGE DAYS ON MARKET: 73
 AVERAGE LISTING PRICE: \$2,111,788
 AVERAGE SALE PRICE: \$1,014,933
 % SALE PRICE / LIST PRICE: 96%

MILLBURN-SHORT HILLS HOMESALE TRENDS December 2005 – December 2006

	Dec. 05	Jan.	Feb.	Mar.	Apr.	May	Jun.
Average Listing Price	\$2,058,891	\$1,885,714	\$1,895,744	\$1,906,932	\$1,840,508	\$1,731,245	\$1,717,574
Average Sale Price	\$1,137,768	\$1,538,861	\$896,100	\$1,174,250	\$1,075,000	\$1,215,293	\$1,645,143
%Sale Price to List Price Ratio	97%	94%	97%	96%	95%	96%	98%
Days on Market	72	71	55	88	69	69	55
# of Active Listings	112	141	147	187	187	211	209

	Jul.	Aug.	Sept.	Oct.	Nov.	Dec. 06
Average Listing Price	\$1,721,062	\$1,739,468	\$1,720,872	\$1,704,322	\$1,948,964	\$2,111,788
Average Sale Price	\$1,290,998	\$1,369,909	\$1,395,377	\$1,044,881	\$1,429,213	\$1,014,933
%Sale Price to List Price Ratio	98%	97%	96%	97%	97%	96%
Days On Market	41	45	78	67	64	73
# of Active Listings	202	173	182	163	150	138

MILLBURN/SHORTHILLS TOWNSHIP 2006



MILLBURN/SHORTHILLS TOWNSHIP 3rd Quarter At-A-Glance

	2002	2003	2004	2005	2006
<i>Average # Of Offerings/Monthly</i>	36.7	25.0	28.0	39.0	35.3
<i>Average # Of Sales/Monthly</i>	16.7	23.3	22.0	27.0	17.7
<i>Supply & Demand Ratio</i>	45%	93%	79%	69%	50%
<i>Unsold Inventory</i>	90	83	97	108	126
<i>Projected Absorption (Months)</i>	5	4	4	4	7

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