

MILLBURN - SHORT HILLS May 2007 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.

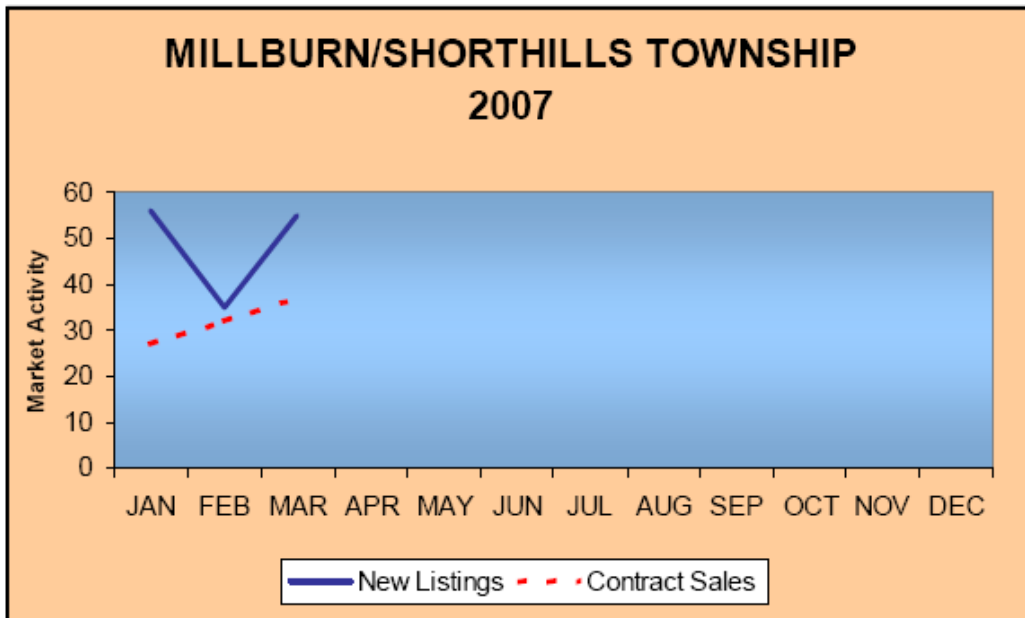
Address	Original List Price	List Price at Contract	Sale Price	DOM	BR	TBTH	Style
245 Main St. #5A	\$389,000	\$389,000	\$389,000	22	2	2	1 st Fl. Unt, Twnhse-Int
245 Main St.	\$415,000	415,000	\$402,500	11	2	2	Twnhse-End
45 Blaine St.	\$439,000	\$439,900	\$417,000	15	3	1.1	Colonial
12 Bodwell Terr.	\$445,000	\$445,000	\$440,000	34	3	1.1	Colonial
14 Old Short Hills Rd.	\$525,000	\$475,000	\$470,000	89	3	3	Bungalow
296 Millburn Ave.	\$525,000	\$525,000	\$525,000	72	3	1.1	Colonial
25 Locust Ave.	\$534,900	\$534,900	\$550,500	15	3	2	Cape Cod
382 Wyoming Ave.	\$585,000	\$547,500	\$525,000	48	3	2	Ranch
40 Meadowbrook Rd.	\$649,000	\$649,000	\$630,000	20	2	1.1	Tudor
82 Meadowbrook Rd.	\$650,000	\$650,000	\$618,000	23	3	1.1	Tudor
25 Haddonfield Rd.	\$749,000	\$699,000	\$670,000	140	3	2.1	Colonial
17 Greenwood Dr.	\$749,000	\$699,000	\$710,000	17	5	2.1	Colonial
44 Parkview Dr.	\$725,000	\$725,000	\$725,000	34	3	2.1	Colonial
46 Southern Slope	\$759,000	\$759,000	\$880,000	15	4	3.1	Colonial
14 Lakeview Ave.	\$799,000	\$799,000	\$745,000	120	4	3.1	Colonial
64 Browning Rd.	\$800,000	\$800,000	\$810,000	0	3	2	Cape Cod
2 Midhurst Rd.	\$1,050,000	\$929,000	\$929,000	90	3	2.2	Tudor
20 Midhurst Rd.	\$949,000	\$949,000	\$1,075,000	14	4	3	Tudor
59 Whitney Rd.	\$995,000	\$995,000	\$945,000	24	4	3	Colonial
290 Taylor Rd. S.	\$999,900	\$999,900	\$997,000	18	4	4.1	Contemporary
17 Park Rd.	\$1,125,000	\$1,125,000	\$1,125,000	12	4	2.1	Colonial
14 Hawthorne Rd.	\$1,250,000	\$1,185,000	\$1,250,000	44	4	3.1	Colonial
24 Pine Terr. W.	\$1,195,000	\$1,195,000	\$1,301,350	17	6	3.1	Colonial
11 Pinewood Ct.	\$1,250,000	\$1,250,000	\$1,299,000	8	4	4	Colonial
9 S. Beechcroft Rd.	\$1,295,000	\$1,295,000	\$1,245,000	12	4	3.1	Colonial
24 Rippling Brook Dr.	\$1,595,000	\$1,349,000	\$1,225,000	347	4	2.1	Ranch
8 Hilltop Rd.	\$1,590,000	\$1,599,000	\$1,549,000	49	6	5.1	Colonial
12 Canoe Brook Rd.	\$1,650,000	\$1,650,000	\$1,650,000	26	4	4.1	Colonial
55 Slope Dr.	\$1,695,000	\$1,695,000	\$1,695,000	32	4	2.2	Colonial
20 Wells Ln.	\$1,895,000	\$1,895,000	\$1,895,000	13	5	3.2	Colonial
5 Brantwood Terr.	\$1,989,000	\$1,989,000	\$1,950,000	15	5	4.2	Colonial
6 Knollwood Rd.	\$2,250,000	\$2,195,000	\$2,160,000	173	5	3.2	Colonial
487 Long Hill Dr.	\$2,495,000	\$2,250,000	\$2,050,000	65	5	4.1	Colonial
27 Canoe Brook Rd.	\$2,695,000	\$2,695,000	\$2,550,000	171	6	6.1	Colonial
3 Ironwood Rd.	\$2,695,000	\$2,695,000	\$2,550,000	41	5	5.2	Colonial
21 Saratoga Way	\$3,200,000	\$3,200,000	\$3,000,000	121	5	5.1	Colonial, Custom Home

AVERAGE DAYS ON MARKET: 60
 AVERAGE LISTING PRICE: \$1,854,580
 AVERAGE SALE PRICE: \$1,190,212
 % SALE PRICE / LIST PRICE: 97%

MILLBURN-SHORT HILLS HOMESALE TRENDS May 2006 – May 2007

	May 06	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.
Average Listing Price	\$1,731,245	\$1,717,574	\$1,721,062	\$1,739,468	\$1,720,872	\$1,704,322	\$1,948,964
Average Sale Price	\$1,215,293	\$1,645,143	\$1,290,998	\$1,369,909	\$1,395,377	\$1,044,881	\$1,429,213
%Sale Price to List Price Ratio	96%	98%	98%	97%	96%	97%	97%
Days on Market	69	55	41	45	78	67	64
# of Active Listings	211	209	202	173	182	163	150

	Dec.	Jan.	Feb.	Mar.	Apr.	May 07
Average Listing Price	\$2,111,788	\$2,112,475	\$2,007,029	\$2,004,230	\$1,928,671	\$1,854,580
Average Sale Price	\$1,014,933	\$1,339,808	\$1,011,393	\$1,317,000	\$1,401,263	\$1,190,212
%Sale Price to List Price Ratio	96%	95%	97%	96%	98%	97%
Days On Market	73	65	77	90	43	60
# of Active Listings	138	155	153	164	163	168



MILLBURN/SHORTHILLS TOWNSHIP 1st Quarter At-A-Glance

	2003	2004	2005	2006	2007
<i>Average # Of Offerings/Monthly</i>	37.7	41.7	44.0	54.0	48.7
<i>Average # Of Sales/Monthly</i>	20.0	23.7	28.7	28.0	32.0
<i>Supply & Demand Ratio</i>	53%	57%	65%	52%	66%
<i>Unsold Inventory</i>	104	94	100	125	116
<i>Projected Absorption (Months)</i>	5	4	3	4	4





Susan Adler

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