

MILLBURN - SHORT HILLS October 2008 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 Avenue	\$209,000	\$189,900	\$189,900	121	1	1	FirstFlr
262 Millburn Ave	\$450,000	\$450,000	\$330,000	7	1	1	CapeCod
584 White Oak Ridge Rd	\$479,000	\$479,000	\$450,000	20	3	2	CapeCod
390 White Oak Ridge Road	\$537,900	\$537,900	\$537,900	16	6	3	RanchExp
600 White Oak Ridge Road	\$599,000	\$599,000	\$600,000	19	3	2	SplitLev
47 Meadowbrook	\$745,000	\$745,000	\$761,250	11	3	2	Colonial
454 Long Hill Dr	\$995,000	\$995,000	\$920,000	16	3	3	Ranch
116 Silver Spring Road	\$1,350,000	\$1,250,000	\$1,190,000	149	5	3	Ranch
41 Woodfield Dr.	\$1,500,000	\$1,500,000	\$1,300,000	26	5	3	Colonial
48 Browning Rd.	\$1,995,000	\$1,995,000	\$1,960,000	122	5	5	Colonial
115 Fairfield Drive	\$2,350,000	\$2,350,000	\$2,350,000	2	5	6	Colonial
21 Elsway Rd.	\$2,698,000	\$2,550,000	\$2,200,000	68	4	3	Colonial
303 Hobart Ave	\$5,985,000	\$4,385,000	\$4,385,000	279	8	6	Custom

AVERAGE DAYS ON MARKET: 65
 AVERAGE LISTING PRICE: \$1,805,556
 AVERAGE SALE PRICE: \$1,247,615
 % SALE PRICE / LIST PRICE: 96%

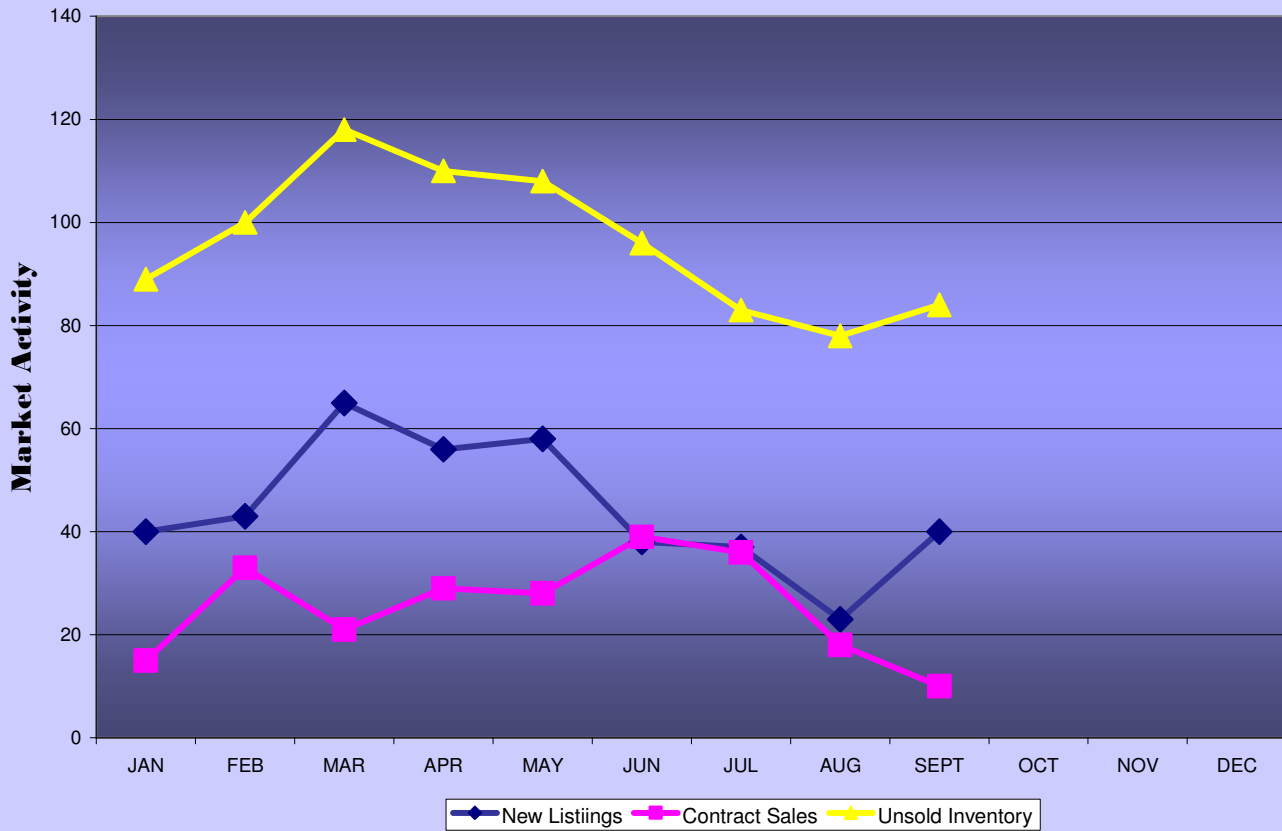
MILLBURN-SHORT HILLS HOME SALE TRENDS October 2007 – October 2008

	Oct. 2007	Nov.	Dec.	Jan.	Feb.	March
Average Listing Price	\$1,646,459	\$1,638,385	\$1,783,695	\$1,766,304	\$1,760,174	\$1,170,056
Average Sale Price	\$950,712	\$1,132,429	\$1,059,956	\$1,230,206	\$1,536,550	\$1,191,250
%Sale Price to List Price Ratio	96%	93%	97%	97%	97%	97%
Days on Market	55	78	66	41	72	67
# of Active Listings	153	130	107	116	131	153
# of Closed Listings	13	14	17	20	10	18

	April	May	June	July	Aug	Sept.	Oct.2008
Average Listing Price	\$1,612,035	\$1,624,368	\$1,676,628	\$1,686,431	\$1,761,248	\$1,777,399	\$1,805,556
Average Sale Price	\$1,313,188	\$1,361,130	\$1,029,568	\$1,307,943	\$1,307,931	\$1,117,797	\$1,247,615
%Sale Price to List Price Ratio	94%	94%	99%	96%	95%	97%	96%
Days On Market	37	45	40	42	50	42	65
# of Active Listings	164	167	159	140	110	119	123
# of Closed Listings	17	23	29	35	55	16	13

October 08	Active Listings	New Listings	Under Contract	Sold Listings	Average DOM	SP/LP
# Beds	Avg LP	Avg LP	Avg LP	Avg LP		
1	\$286,467	\$0	\$450,000	\$259,950	64	81%
2	\$407,667	\$475,000	\$349,000	\$0	0	0%
3	\$737,540	\$670,083	\$899,000	\$682,813	17	97%
4	\$1,160,065	\$1,408,667	\$1,400,000	\$0	0	0%
5+	\$2,872,875	\$2,731,154	\$1,320,580	\$2,306,250	114	97%
TOWN	\$1,805,556	\$1,816,500	\$1,077,878	\$1,247,615	65	96%

MILLBURN-SHORT HILLS 2008



Susan Adler
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Cellular: (973) 464-9129
Office: (973) 376-0033 ext 101
Fax: (908) 273-2996

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