

## MILLBURN - SHORT HILLS April 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
79 Rector Street	\$350,000	\$350,000	\$325,000	15	3	2	Colonial
25 Whittingham Ter	\$525,000	\$449,000	\$425,000	246	4	1.1	Colonial
24 Oakdale Ave	\$568,000	\$568,000	\$576,000	4	3	2.1	Colonial
9 Bailey Road	\$645,000	\$645,000	\$615,000	27	3	1.1	Tudor
77 Stony Lane	\$825,000	\$700,000	\$687,500	105	3	2.1	Colonial
27 Oak Hill Rd	\$799,000	\$799,000	\$790,000	9	3	2.1	Colonial
836 Ridgewood Rd	\$849,000	\$849,000	\$792,000	13	4	3.1	Tudor
114 Short Hills Ave	\$884,000	\$884,000	\$840,000	45	3	3	Colonial
201 Sagamore Rd	\$1,225,000	\$950,000	\$850,000	143	5	3.1	Colonial
18 Fairfield Terrace	\$1,175,000	\$1,175,000	\$1,179,000	15	3	3.1	RanchExp
53 Whitney Rd	\$1,295,000	\$1,195,000	\$1,125,000	133	4	2.1	Colonial
54 Merrywood Lane	\$1,595,000	\$1,395,000	\$1,325,000	117	6	5.1	Colonial
33 Twin Oak Rd	\$1,695,000	\$1,495,000	\$1,300,000	80	5	4.1	Colonial
27 Gap View Rd	\$1,650,000	\$1,650,000	\$1,710,000	23	5	3.2	Colonial
10 Pine Terrace East	\$1,895,000	\$1,895,000	\$1,832,000	53	7	4.2	Colonial
44 Great Hills Terrace	\$3,489,000	\$3,489,000	\$2,825,000	33	8	6.2	Colonial

AVERAGE DAYS ON MARKET: 63  
 AVERAGE LISTING PRICE: \$1,531,063  
 AVERAGE SALE PRICE: \$1,058,100  
 % SALE PRICE / LIST PRICE: 93%

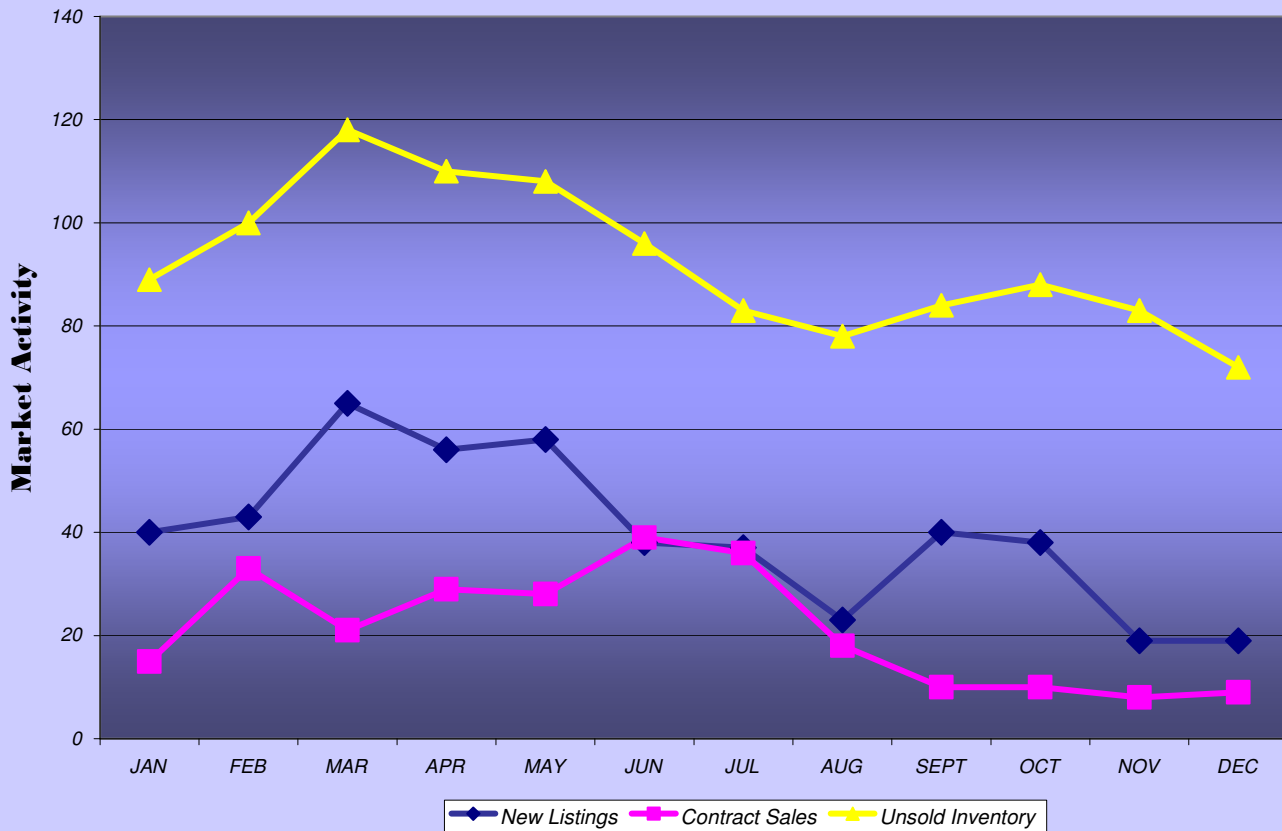
## MILLBURN-SHORT HILLS HOME SALE TRENDS April 2008 – April 2009

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

	Oct.	Nov.	Dec.	Jan.	Feb.	March	April 2009
Average Listing Price	\$1,805,556	\$1,799,771	\$1,619,188	\$1,870,533	\$1,722,362	\$1,551,603	\$1,531,063
Average Sale Price	\$1,247,615	\$839,778	\$1,206,503	\$1,473,583	\$730,667	\$1,281,250	\$1,058,100
%Sale Price to List Price Ratio	96%	96%	96%	95%	98%	92%	93%
Days On Market	65	56	51	65	48	139	63
# of Active Listings	123	109	97	106	118	154	177
# of Closed Listings	13	9	10	6	7	10	16

April 09	Active Listings	New Listings	Under Contract	Sold Listings	Average	SP/LP
# Beds	Avg LP	Avg LP	Avg LP	Avg LP	DOM	%
1	\$229,500	\$0	\$0	\$0	0	0%
2	\$280,500	\$287,000	\$0	\$0	0	0%
3	\$752,349	\$792,067	\$658,629	\$716,071	31	98%
4	\$1,102,954	\$1,123,700	\$881,438	\$780,667	131	94%
5+	\$2,292,228	\$2,039,175	\$1,784,833	\$1,703,400	66	90%
TOWN	\$1,531,063	\$1,324,339	\$1,065,281	\$1,058,100	63	93%

### MILLBURN-SHORT HILLS 2008



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