

MILLBURN - SHORT HILLS July 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
17 Locust Ave.	\$549,000	\$530,000	46	4	2	Ranch, Raised Rnch
90 Greenwood Dr.	\$549,000	\$625,000	9	3	1.1	Colonial
23 Berkeley Rd.	\$579,000	\$602,250	9	3	1.1	Colonial
14 Sunset Dr.	\$649,000	\$649,000	12	4	2.1	Colonial
83 Myrtle Ave.	\$649,000	\$645,000	64	3	2	Cape Cod
56 Southern Slope Dr.	\$689,000	\$680,000	13	3	2	Colonial
842 Ridgewood Rd.	\$699,000	\$670,000	42	3	2.1	Colonial
93 Pine St.	\$729,000	\$697,000	85	3	2.1	Colonial
11 Bailey Rd.	\$729,000	\$729,000	9	3	2.1	Tudor
83 Mountainview Rd.	\$748,000	\$725,000	15	3	2.1	Colonial
873 Ridgewood Rd.	\$750,000	\$750,000	14	5	2.1	Colonial
441 Wyoming Ave.	\$799,000	\$888,888	11	4	2.1	Colonial, Tudor
135 Sagamore Rd.	\$799,900	\$790,310	22	4	2.1	Ranch
431 Wyoming Ave.	\$849,000	\$849,000	11	4	2.1	Victorian
128 Canoe Brook Rd.	\$899,900	\$925,500	8	4	2.1	Colonial
55 Wellington Ave.	\$929,000	\$914,000	16	4	2.1	Colonial
124 Silver Spring Rd.	\$949,000	\$960,000	17	4	3.2	Raised Ranch
316 Lupine Wy.	\$995,000	\$999,500	24	4	3.1	Colonial
50 Hilltop Rd.	\$1,150,000	\$1,415,000	14	0	0	Ranch
335 Long Hill Dr.	\$1,195,000	\$1,316,000	10	4	4.1	Colonial
140 Steward Rd.	\$1,275,000	\$1,155,000	167	4	3.1	Cape Cod, Colonial
11 Edwards Pl.	\$1,295,000	\$1,310,000	69	4	3.1	Colonial
23 Ferncliff Terr.	\$1,425,000	\$1,490,000	15	6	3.2	Colonial
472 Long Hill Dr.	\$1,475,000	\$1,315,000	124	5	4.1	Custom Home
17 Ridge Terr.	\$1,550,000	\$1,380,000	65	6	4.1	Colonial
890 South Orange Ave.	\$1,585,000	\$1,750,000	15	10	9.1	Colonial, Contemp.
45 Deer Path	\$1,755,000	\$1,640,000	122	4	3.1	Colonial
77 Stewart Rd.	\$1,875,000	\$1,775,000	14	4	4	Ranch
7 Crescent Pl.	\$1,999,000	\$1,975,000	93	5	4.1	Colonial
30 Delwick Ln.	\$2,195,000	\$2,195,000	11	5	3.2	Tudor
27 Barnsdale Rd.	\$2,295,000	\$2,285,000	29	5	5.1	Tudor
29 Cambridge Dr.	\$2,550,000	\$2,475,000	10	5	3.2	Colonial
21 Steward Rd.	\$2,999,000	\$2,688,000	36	5	3.2	Tudor
71 Woodfield Dr.	\$4,595,000	\$4,100,000	166	6	5.3	Custom Home

AVERAGE DAYS ON MARKET: 41
 AVERAGE LISTING PRICE: \$1,721,062
 AVERAGE SALE PRICE: \$1,290,998
 % SALE PRICE / LIST PRICE: 98%

MILLBURN-SHORT HILLS HOMESALE TRENDS July 2005 – July 2006

	Jul. 05	Aug.	Sept.	Oct.	Nov.	Dec.	Jan.
Average Listing Price	\$1,148,940	\$1,246,940	\$1,363,806	\$1,719,345	\$1,893,780	\$2,058,891	\$1,885,714
Average Sale Price	\$1,218,264	\$1,314,455	\$1,337,492	\$1,184,467	\$1,035,571	\$1,137,768	\$1,538,861
%Sale Price to List Price Ratio	102.16%	102.54%	91.67%	100.04%	100%	97%	94%
Days on Market	37	35	54	41	58	72	71
# of Active Listings	153	138	149	149	132	112	141

	Feb.	Mar.	Apr.	May	Jun.	Jul. 06
Average Listing Price	\$1,895,744	\$1,906,932	\$1,840,508	\$1,731,245	\$1,717,574	\$1,721,062
Average Sale Price	\$896,100	\$1,174,250	\$1,075,000	\$1,215,293	\$1,645,143	\$1,290,998
%Sale Price to List Price Ratio	97%	96%	95%	96%	98%	98%
Days On Market	55	88	69	69	55	41
# of Active Listings	147	187	187	211	209	202



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