

Short Hills April 2010 Market Activity

Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
1	44 E. Harsthorn Dr	CapeCod	\$975,000	\$1,100,000	\$829,500	4/1/2010	0	112.82%	1.33
2	374 Hartshorn Dr	Custom	\$1,299,000	\$1,280,000	\$1,115,200	4/9/2010	149	98.54%	1.15
3	41 Martindale Rd	Colonial	\$1,395,000	\$1,252,515	\$1,136,800	4/9/2010	60	89.79%	1.10
4	21 Cambridge Dr	RanchExp	\$1,595,000	\$1,575,000	\$1,400,000	4/15/2010	39	98.75%	1.13
5	28 Pine Ter W	Colonial	\$1,095,000	\$1,130,000	\$962,900	4/16/2010	16	103.20%	1.17
6	11 Barberry Ln	Colonial	\$4,385,000	\$4,125,000	\$0	4/16/2010	139	94.07%	
7	34 Quaker Rd	Colonial/Cust	\$1,999,900	\$2,062,500	\$0	4/22/2010	12	103.13%	
8	27 Hobart Ave	SplitLev	\$890,000	\$888,888	\$904,000	4/23/2010	16	99.88%	0.98
9	47 Troy Dr	Colonial	\$1,199,000	\$1,160,000	\$1,087,000	4/23/2010	8	96.75%	1.07
10	19 Exeter Dr	Colonial	\$875,000	\$880,000	\$902,200	4/27/2010	22	100.57%	0.98
11	10 Marion Ave	Colonial	\$1,099,000	\$1,095,000	\$939,400	4/30/2010	1	99.64%	1.17
12	195 Hartshorn Dr	SplitLev	\$1,295,000	\$1,200,000	\$1,241,900	4/30/2010	42	92.66%	0.97
13	14 Fielding Rd	Custom /Cape	\$1,875,000	\$1,825,000	\$1,563,300	4/30/2010	61	97.33%	1.17
AVERAGES			\$1,536,685	\$1,505,685			43	99.01%	1.11

Average Days on Market 43
Average List Price \$1,536,685
Average Sales Price \$1,505,685
% of List Price to Sales Price 99.01%
Sales Price to Assessed Value Ratio 1.11
of Units for the Month 13



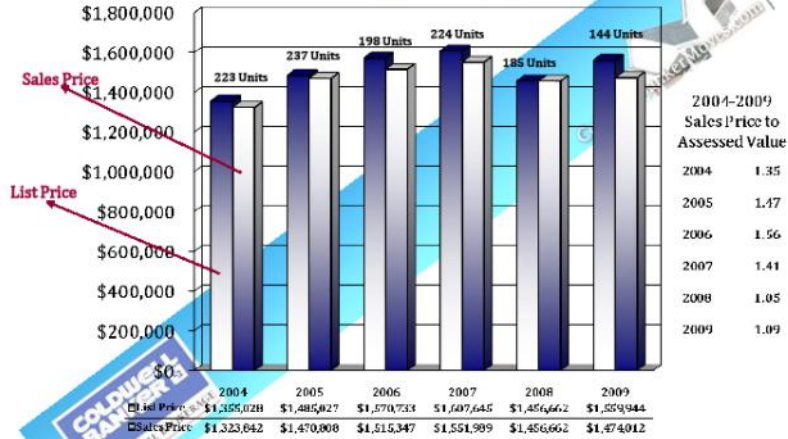
FLASHBACK!!!!
April 2009 YTD:
AVG YTD Sales Price: \$1,392,327
DOM: 84
#Units YTD: 26
SP:AV 1.05

Short Hills 2010 Year to Date Market Trends

	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Average List Price	\$1,672,056	\$1,509,250	\$1,595,231	\$1,536,685									\$1,577,614
Average Sales Price	\$1,594,344	\$1,406,000	\$1,476,462	\$1,505,685									\$1,496,861
Days on Market	59	62	82	43									62
% of List Price to Sales Price	96.51%	93.77%	93.77%	99.01%									95.93%
Sales Price to Assessed Value	1.05	0.94	1.01	1.11									1.04
# Units Sold	9	8	13	13									43

Short Hills Market Averages 2004-2009

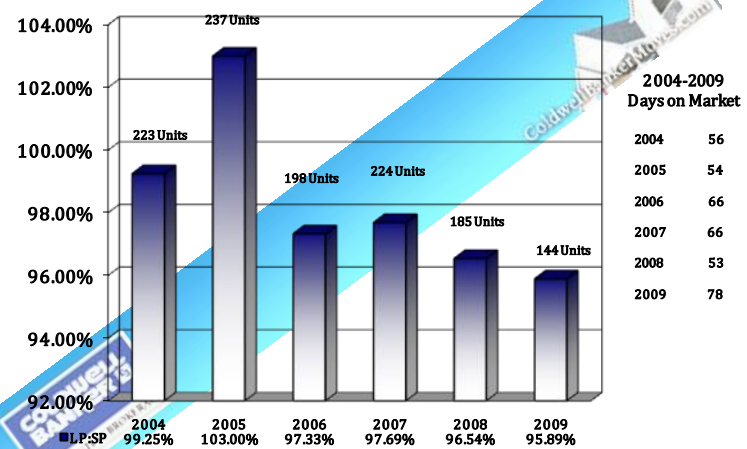
LIST PRICE & SALES PRICE AND SALES PRICE TO ASSESSED VALUE RATIO



As reported by the Garden State Multiple Listing Service. Information deemed reliable but not guaranteed.

Short Hills Market Averages 2004-2009

PERCENT OF LIST PRICE TO SALES PRICE & DAYS ON MARKET



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