

# Short Hills February 2010 Market Activity

Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
1	28 Far Brook Dr	Cust/Colonial	\$2,395,000	\$2,122,500	\$0	2/1/2010	157	88.62%	
2	1 Brooklawn Dr	Colonial	\$2,650,000	\$2,509,500	\$2,605,500	2/1/2010	38	94.70%	0.96
3	1 Woodland Road	Colonial	\$750,000	\$715,000	\$775,900	2/3/2010	93	95.33%	0.92
4	19 Roland Dr	RanchExp	\$1,095,000	\$999,999	\$1,205,700	2/4/2010	42	91.32%	0.83
5	383 Hobart Ave	Colonial	\$1,195,000	\$1,135,000	\$872,600	2/10/2010	10	94.98%	1.30
6	3 Beechcroft Rd	Colonial	\$1,295,000	\$1,205,000	\$1,751,900	2/11/2010	115	93.05%	0.69
7	49 Nottingham Rd	Tudor	\$1,729,000	\$1,600,000	\$1,665,000	2/17/2010	0	92.54%	0.96
8	327 Lupine Way	Colonial	\$965,000	\$961,000	\$1,071,000	2/19/2010	44	99.59%	0.90
AVERAGES			\$1,509,250	\$1,406,000			62	93.77%	0.94

**Average Days on Market** 62  
**Average List Price** \$1,509,250  
**Average Sales Price** \$1,406,000  
**% of List Price to Sales Price** 93.77%  
**Sales Price to Assessed Value Ratio** .94  
**# of Units for the Month** 8





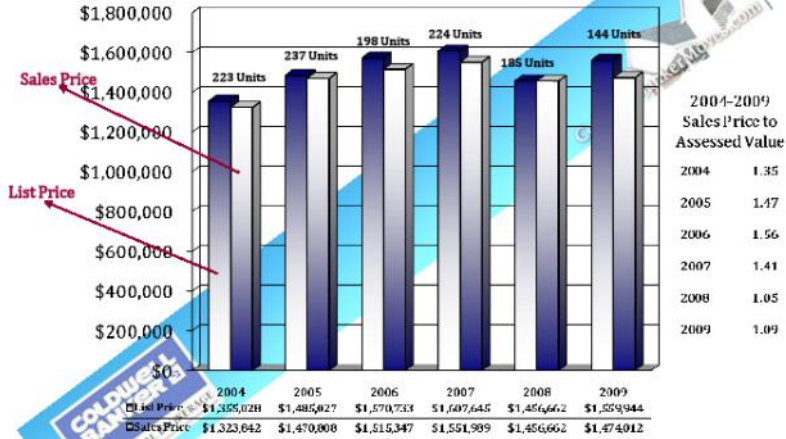
**FLASHBACK!!!!**  
**February 2009 YTD:**  
**AVG YTD Sales Price: \$1,206,450**  
**DOM: 55**  
**#Units YTD: 10**  
**SP:AV 1.07**

### 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											\$1,595,441
Average Sales Price	\$1,594,344	\$1,406,000											\$1,505,712
Days on Market	59	62											61
% of List Price to Sales Price	96.51%	93.77%											95.22%
Sales Price to Assessed Value	1.05	0.94											1.00
# Units Sold	9	8											17

### Short Hills Market Averages 2004-2009

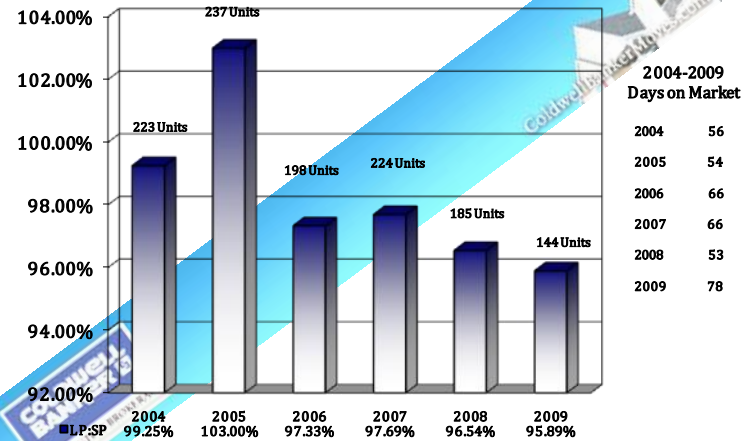
LIST PRICE & SALES PRICE AND SALES PRICE TO ASSESSED VALUE RATIO



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



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