

Short Hills January 2010 Market Activity

Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
1	270 Wh. Oak Ridge Rd	Colonial	\$2,295,000	\$2,175,000	\$367,000	1/5/2010	46	94.77%	
2	54 Falmouth St	Colo/Custom	\$2,399,000	\$2,150,000	\$0	1/5/2010	31	89.62%	
3	37 Hilltop Rd	Colonial	\$1,799,000	\$1,675,000	\$1,618,500	1/11/2010	73	93.11%	1.03
4	19 Inwood Rd	Colonial	\$849,000	\$860,100	\$858,500	1/15/2010	21	101.31%	1.00
5	12 Benson Ct	Custom	\$1,500,000	\$1,475,000	\$1,403,800	1/19/2010	117	98.33%	1.05
6	285 Lupine Way	Colonial	\$1,399,000	\$1,325,000	\$1,107,300	1/22/2010	46	94.71%	1.20
7	19 Colonial Way	Colonial	\$1,095,000	\$1,084,000	\$992,400	1/25/2010	60	99.00%	1.09
8	9 Bishops Lane	Colonial	\$2,875,000	\$2,750,000	\$2,505,900	1/25/2010	127	95.65%	1.10
9	9 Burnside Dr	CapeCod	\$837,500	\$855,000	\$952,300	1/29/2010	12	102.09%	0.90
AVERAGES			\$1,672,056	\$1,594,344			59	96.51%	1.05

Average Days on Market 59
Average List Price \$1,672,056
Average Sales Price \$1,594,344
% of List Price to Sales Price 96.51%
Sales Price to Assessed Value Ratio 1.05
of Units for the Month 9



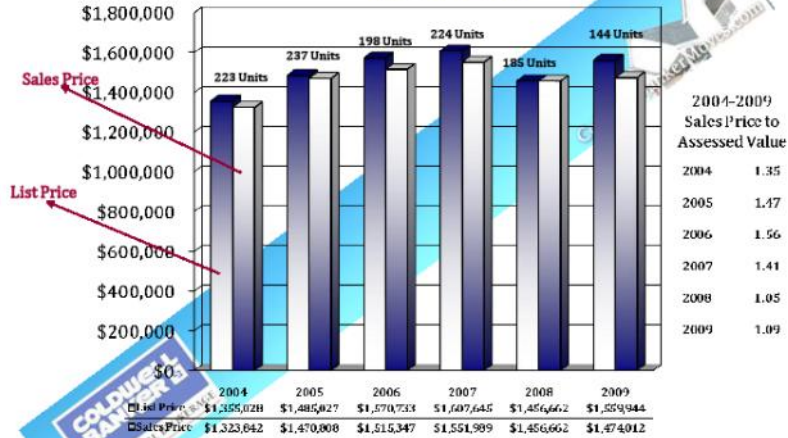
FLASHBACK!!!!
January 2009 YTD:
AVG YTD Sales Price: \$1,437,583
DOM: 65
#Units YTD: 6
SP:AV 1.07

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												\$1,672,056
Average Sales Price	\$1,594,344												\$1,594,344
Days on Market	59												59
% of List Price to Sales Price	96.51%												96.51%
Sales Price to Assessed Value	1.05												1.05
# Units Sold	9												9

Short Hills Market Averages 2004-2009

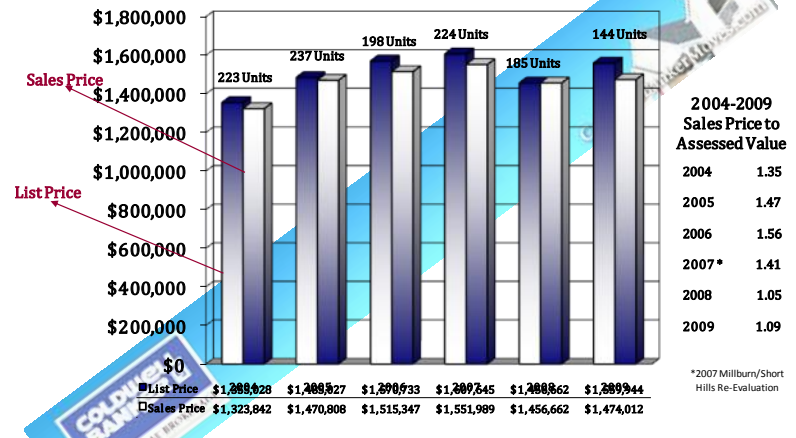
LIST PRICE & SALES PRICE AND SALES PRICE TO ASSESSED VALUE RATIO



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

Short Hills Market Averages 2004-2009

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



*2007 Millburn/Short Hills Re-Evaluation

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