

Short Hills **March 2010** Market Activity

Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
1	82 Stewart Rd	Colonial	\$2,495,000	\$2,375,000	\$2,650,000	3/1/2010	45	95.19%	0.90
2	183 Parsonage Hill Rd	Colonial	\$1,150,000	\$950,000	\$671,100	3/2/2010	203	82.61%	1.42
3	151 Lawrence Dr	Colonial	\$799,999	\$775,000	\$1,117,200	3/4/2010	89	96.88%	0.69
4	15 Slope Dr	Colonial	\$4,495,000	\$3,975,000	\$4,150,000	3/4/2010	145	88.43%	0.96
5	138 Canoe Brook Rd	SplitLev	\$1,050,000	\$990,000	\$797,600	3/11/2010	74	94.29%	1.24
6	60 Wellington Ave	Colonial	\$770,000	\$755,000	\$806,800	3/12/2010	66	98.05%	0.94
7	425 Harsthorn Dr	SplitLev/Colon	\$745,000	\$700,000	\$838,300	3/23/2010	142	93.96%	0.84
8	7 Wordsworth Rd	Ranch/Conte	\$949,000	\$999,000	\$1,074,400	3/23/2010	8	105.27%	0.93
9	43 Harvey Dr	Custom /Bi-Le	\$1,295,000	\$1,150,000	\$1,221,800	3/23/2010	119	88.80%	0.94
10	11 Ferndale Rd	Tudor	\$1,150,000	\$1,100,000	\$1,023,000	3/30/2010	61	95.65%	1.08
11	33 Hilltop Rd	Colonial	\$1,749,000	\$1,750,000	\$1,462,900	3/30/2010	7	100.06%	1.20
12	20 Shawnee Rd	Colonial	\$2,895,000	\$2,600,000	\$0	3/30/2010	78	89.81%	
13	16 Dominick Ct	RanchExp	\$1,195,000	\$1,075,000	\$1,026,900	3/31/2010	26	89.96%	1.05
AVERAGES			\$1,595,231	\$1,476,462			82	93.77%	1.01

Average Days on Market 82
Average List Price \$1,595,231
Average Sales Price \$1,476,462
% of List Price to Sales Price 93.77%
Sales Price to Assessed Value Ratio 1.01
of Units for the Month 13



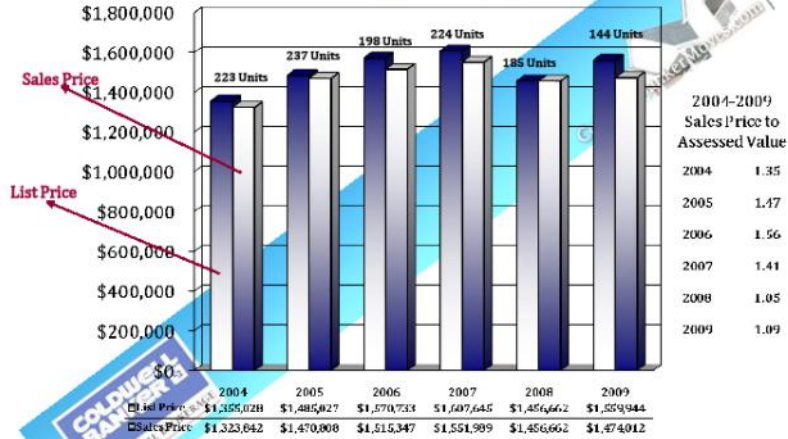
FLASHBACK!!!!
March 2009 YTD:
AVG YTD Sales Price: \$1,411,618
DOM: 99
#Units YTD: 16
SP:AV 1.06

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										\$1,595,350
Average Sales Price	\$1,594,344	\$1,406,000	\$1,476,462										\$1,493,037
Days on Market	59	62	82										70
% of List Price to Sales Price	96.51%	93.77%	93.77%										94.59%
Sales Price to Assessed Value	1.05	0.94	1.01										1.00
# Units Sold	9	8	13										30

Short Hills Market Averages 2004-2009

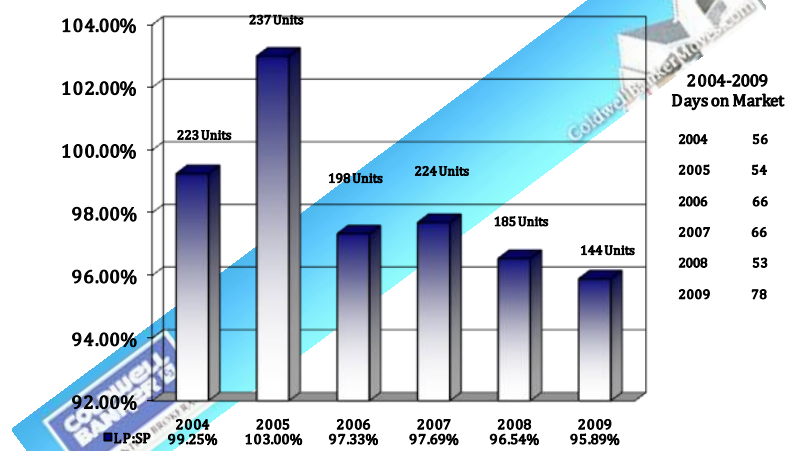
LIST PRICE & SALES PRICE AND SALES PRICE TO ASSESSED VALUE RATIO



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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