

Short Hills **May 2010** Market Activity

Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
1	11 HILLTOP RD	Colonial	\$975,000	\$1,050,000	\$946,400	5/6/2010	11	107.69%	1.11
2	29 DORSET LN	SplitLev	\$1,100,000	\$1,200,013	\$1,043,000	5/7/2010	13	109.09%	1.15
3	54 MEADOWBROOK RD	Colonial	\$829,000	\$829,000	\$832,200	5/14/2010	9	100.00%	1.00
4	1 FAIRFIELD DR	Colonial	\$1,199,000	\$1,160,000	\$874,200	5/14/2010	20	96.75%	1.33
5	11 OSWEGO LN	Colonial	\$1,795,000	\$1,740,000	\$1,634,100	5/14/2010	147	96.94%	1.06
6	128 HARTSHORN DR	RanchExp	\$1,500,000	\$1,481,000	\$1,300,000	5/18/2010	46	98.73%	1.14
7	140 STEWART RD	Colonial/Cape	\$1,395,000	\$1,400,000	\$1,108,200	5/25/2010	5	100.36%	1.26
8	10 Stewart Rd.	Cust/ExRanch	\$2,495,000	\$2,350,000	\$2,803,200	5/25/2010	45	94.19%	0.84
9	15 WOODLAND RD	Colonial	\$789,000	\$769,000	\$689,500	5/26/2010	59	97.47%	1.12
10	21 BROWNING RD	Colonial	\$1,195,000	\$1,050,000	\$905,000	5/26/2010	37	87.87%	1.16
11	128 OLD SHORT HILLS RD	Colonial	\$799,000	\$875,000	\$822,400	5/28/2010	13	109.51%	1.06
12	5 SYLVAN WAY	Colonial/Cust	\$2,795,000	\$2,687,500	\$0	5/29/2010	219	96.15%	
AVERAGES			\$1,405,500	\$1,382,626			52	99.56%	1.11

Average Days on Market 52
Average List Price \$1,405,500
Average Sales Price \$1,382,626
% of List Price to Sales Price 99.56%
Sales Price to Assessed Value Ratio 1.11
of Units for the Month 12



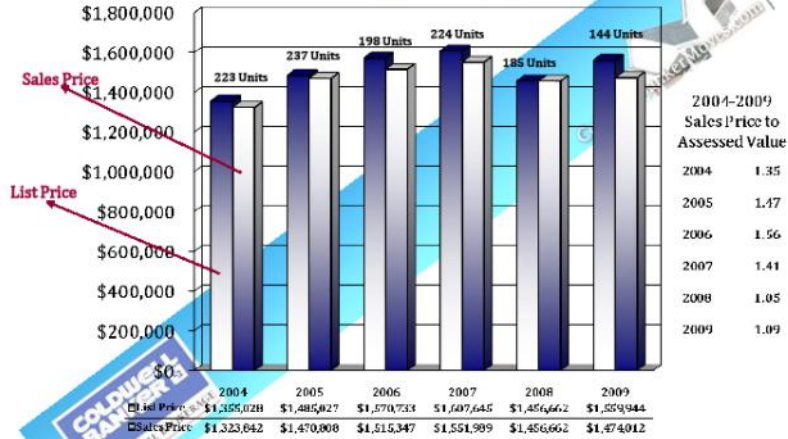
FLASHBACK!!!!
May 2009 YTD:
AVG YTD Sales Price: \$1,339,797
DOM: 72
#Units YTD: 37
SP:AV 1.11

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	\$1,405,500								\$1,540,062
Average Sales Price	\$1,594,344	\$1,406,000	\$1,476,462	\$1,505,685	\$1,382,626								\$1,471,937
Days on Market	59	62	82	43	52								60
% of List Price to Sales Price	96.51%	93.77%	93.77%	99.01%	99.56%								96.72%
Sales Price to Assessed Value	1.05	0.94	1.01	1.11	1.11								1.05
# Units Sold	9	8	13	13	12								55

Short Hills Market Averages 2004-2009

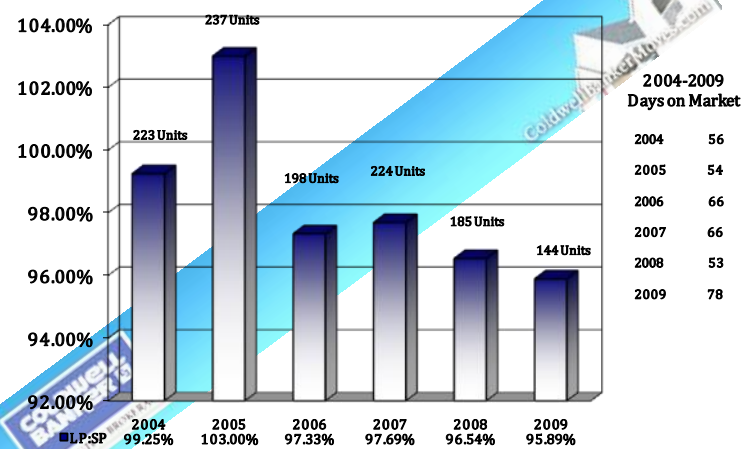
LIST PRICE & SALES PRICE AND SALES PRICE TO ASSESSED VALUE RATIO



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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