



2010 YTD Real Estate Market Activity

Short Hills October 2010

ColdwellBankerMoves.com

#	Property Address	Style	#BR	#BA	List Price (LP)	Sale Price (SP)	Total		Closed Date	DOM	SP:LP	SP:AV
							Assessed Value (AV)					
1	10 SHIRLAWN DRIVE	RanchExp	5	4.1	\$1,650,000	\$1,610,000	\$1,395,000		10/01/10	15	97.58%	1.15
2	345 OLD SHORT HILLS RD	CapeCod	3	2	\$549,000	\$549,000	\$605,500		10/29/10	91	100.00%	0.91
3	370 HOBART AVE	Colonial	6	4	\$1,395,000	\$1,185,000	\$1,500,500		10/13/10	97	84.95%	0.79
4	382 OLD SHORT HILLS RD	Ranch	3	2	\$695,000	\$640,000	\$661,500		10/26/10	101	92.09%	0.97
5	415 OLD SHORT HILLS RD	Ranch	3	2	\$629,000	\$629,000	\$684,000		10/29/10	8	100.00%	0.92
6	43 BYRON RD	Colonial	5	2.1	\$1,375,000	\$1,325,000	\$1,038,000		10/01/10	30	96.36%	1.28
7	454 LONG HILL DR	Ranch	3	3	\$995,000	\$950,000	\$1,051,000		10/15/10	68	95.48%	0.90
8	5 FERNDALE RD	Tudor	4	2.2	\$1,000,000	\$925,000	\$1,262,500		10/29/10	89	92.50%	0.73
9	50 ELMWOOD PLACE	Tudor	4	2.1	\$890,000	\$890,000	\$825,000		10/28/10	9	100.00%	1.08
10	9 MEADOWBROOK RD	CapeCod	3	2	\$765,000	\$815,600	\$669,000		10/15/10	23	106.61%	1.22
AVERAGES					\$994,300	\$951,860				53	96.56%	0.99

<i># of Units for the Month</i>	10
<i>Average List Price</i>	\$994,300
<i>Average Sale Price</i>	\$951,860
<i>% of Sale Price to List Price</i>	96.56%
<i>Average Days on Market</i>	53
<i>Sales Price to Assessed Value Ratio</i>	0.99



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Column1	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
# Units Sold	9	8	13	13	12	31	20	22	12	10			150
Average List Price	\$1,672,056	\$1,509,250	\$1,595,231	\$1,536,685	\$1,405,500	\$1,487,839	\$1,590,300	\$1,386,545	\$1,310,408	\$994,300			\$1,448,811
Average Sale Price	\$1,594,344	\$1,406,000	\$1,476,462	\$1,505,685	\$1,382,626	\$1,429,974	\$1,505,063	\$1,369,386	\$1,286,554	\$951,860			\$1,390,795
% of Sale Price to List Price	96.51%	93.77%	93.77%	99.01%	99.56%	97.43%	97.59%	99.43%	98.58%	96.56%			97.22%
Days on Market	59	62	82	43	52	61	41	60	57	53			57
Sale Price to Assessed Value	1.05	0.94	1.01	1.11	1.11	1.02	1.11	1.06	1.17	0.99			1.06

