

Home Sales October 2008 Berkeley Heights

Property Address	Original List Price OLP	List Price at Contract LP	Sold Price SP	Days on Market	Ratio SP/LP
1200 Springfield Avenue, 2C	\$379,000	\$359,000	\$335,000	205	93.31%
23 SPRINGHOLM DR*	\$420,000	\$420,000	\$395,000	55	94.05%
24 Snyder Ave.	\$489,900	\$465,000	\$405,000	102	87.10%
536 Snyder Avenue	\$449,900	\$439,900	\$415,000	69	94.34%
303 Park Avenue	\$535,000	\$514,900	\$465,000	117	90.31%
27 Somerset Place	\$525,000	\$515,000	\$480,000	50	93.20%
11 Hill Crest Avenue	\$599,999	\$570,000	\$525,000	82	92.11%
996 Mountain Ave "PVRM"HOME	\$629,000	\$579,876	\$540,000	143	93.12%
171 Hillside Ave	\$550,000	\$550,000	\$550,000	18	100.00%
123 Murray Hill Blvd	\$649,000	\$649,000	\$630,000	74	97.07%
12 Branko Road	\$899,000	\$899,000	\$860,000	79	95.66%

Month of	Average List Price	\$541,971
October-08	Average Sold Price	\$509,091
	Average Days on Market	90.36
	Ratio SP/LP	93.93%



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