Home Sales April 2006 Millburn/Short Hills

	Property Address	Original List Price	List Price at Contract	Sold Price	Days on Market	Ratio SP/LP
	Troporty Addition	OLP	LP	SP	a. not	0.72.
29	Locust Ave.	\$485,000	\$485,000	\$480,000	38	98.97%
6	Glen Avenue	\$629,000	\$617,700	\$605,000	84	97.94%
176	Myrtle Avenue	\$625,000	\$625,000	\$636,000	18	101.76%
2	Deerefield Rd.	\$785,000	\$719,000	\$689,000	160	95.83%
49	Mountainview Road	\$689,000	\$689,000	\$689,000	6	100.00%
113	SHORT HILLS AVENUE	\$749,000	\$749,000	\$740,000	29	98.80%
75	SPENSER DRIVE	\$949,000	\$899,000	\$906,000	78	100.78%
6	Forest Dr., N.	\$969,000	\$969,000	\$942,000	29	97.21%
47	Troy Drive	\$1,300,000	\$1,195,800	\$1,075,000	96	89.90%
42	TROY DR*	\$1,300,000	\$1,300,000	\$1,100,000	27	84.62%
2	Coleridge Road	\$1,075,000	\$1,075,000	\$1,155,000	30	107.44%
474	Long Hill Drive	\$1,195,000	\$1,195,000	\$1,250,000	19	104.60%
54	FALMOUTH STREET	\$1,399,000	\$1,399,000	\$1,337,500	30	95.60%
77	Falmouth Street	\$1,975,000	\$1,795,000	\$1,725,000	79	96.10%
19	Brooklawn Drive	\$2,095,000	\$2,095,000	\$1,900,000	91	90.69%
434	Old Short Hills Road	\$2,295,000	\$2,295,000	\$1,960,000	28	85.40%
34	E. Hartshorn Drive	\$2,450,000	\$2,450,000	\$2,450,000	121	100.00%
22	Robert Drive	\$4,650,000	\$4,650,000	\$4,425,000	0	95.16%
75 6 47 42 2 474 54 77 19 434 34	SPENSER DRIVE Forest Dr., N. Troy Drive TROY DR* Coleridge Road Long Hill Drive FALMOUTH STREET Falmouth Street Brooklawn Drive Old Short Hills Road E. Hartshorn Drive	\$949,000 \$969,000 \$1,300,000 \$1,300,000 \$1,075,000 \$1,195,000 \$1,399,000 \$1,975,000 \$2,095,000 \$2,295,000 \$2,450,000	\$899,000 \$969,000 \$1,195,800 \$1,300,000 \$1,075,000 \$1,195,000 \$1,399,000 \$1,795,000 \$2,095,000 \$2,295,000 \$2,450,000	\$906,000 \$942,000 \$1,075,000 \$1,100,000 \$1,155,000 \$1,250,000 \$1,337,500 \$1,725,000 \$1,900,000 \$1,960,000 \$2,450,000	78 29 96 27 30 19 30 79 91 28 121	100.78° 97.21° 89.90° 84.62° 107.44° 104.60° 95.60° 96.10° 90.69° 85.40° 100.00°

Month of Average List Price \$1,400,139

April-06 Average Sold Price \$1,336,917

Average Days on Market 53.50

Ratio SP/LP 95.48%



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