

Short Hills **October 2010** Market Activity

Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
1	43 BYRON RD	Colonial	\$1,375,000	\$1,325,000	\$1,038,000	10/1/2010	30	96.36%	1.28
2	10 Shirlawn Drive	RanchExp	\$1,650,000	\$1,610,000	\$1,395,000	10/1/2010	15	97.58%	1.15
3	370 HOBART AVE	Colonial	\$1,395,000	\$1,185,000	\$1,500,500	10/13/2010	97	84.95%	0.79
4	9 MEADOWBROOK RD	CapeCod	\$765,000	\$815,600	\$669,000	10/15/2010	23	106.61%	1.22
5	454 LONG HILL DR	Ranch	\$995,000	\$950,000	\$1,051,000	10/15/2010	68	95.48%	0.90
6	382 OLD SHORT HILLS RD	Ranch	\$695,000	\$640,000	\$661,500	10/26/2010	101	92.09%	0.97
7	50 ELMWOOD PLACE	Tudor	\$890,000	\$890,000	\$825,000	10/28/2010	9	100.00%	
8	345 OLD SHORT HILLS RD	CapeCod	\$549,000	\$549,000	\$605,500	10/29/2010	91	100.00%	0.91
9	415 OLD SHORT HILLS RD	Ranch	\$629,000	\$629,000	\$684,000	10/29/2010	8	100.00%	0.92
10	5 FERNDALE RD	Tudor	\$1,000,000	\$925,000	\$1,262,500	10/29/2010	89	92.50%	0.73
AVERAGES			\$994,300	\$951,860			53	96.56%	0.99

Average Days on Market	53
Average List Price	\$994,300
Average Sales Price	\$951,860
% of List Price to Sales Price	96.56%
Sales Price to Assessed Value Ratio	.99
# of Units for the Month	10

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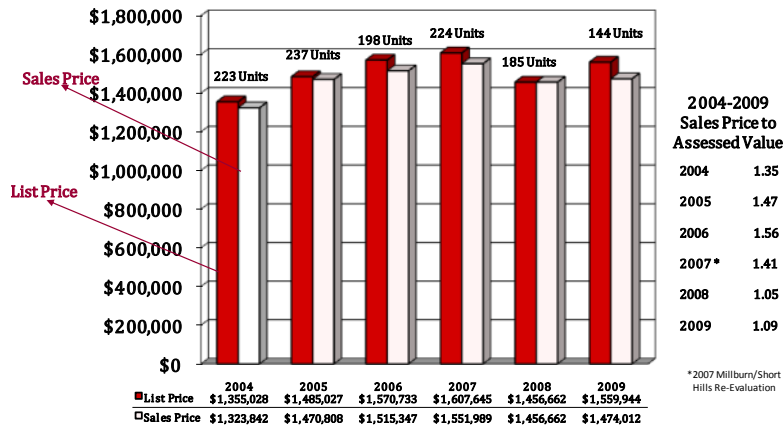
FLASHBACK!!!!
October 2009 YTD:
AVG YTD Sales Price: \$1,460,502
DOM: 77
#Units YTD: 125
SP:AV 1.10

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	\$1,487,839	\$1,590,300	\$1,386,545	\$1,310,408	\$994,300			\$1,458,695
Average Sales	\$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			\$1,403,138
Days on Mar-	59	62	82	43	52	61	41	60	57	53			57
% of List Price	96.51%	93.77%	93.77%	99.01%	99.56%	97.43%	97.59%	99.43%	98.58%	96.56%			97.52%
Sales Price to Assessed Value	1.05	0.94	1.01	1.11	1.11	1.02	1.11	1.06	1.09	0.99			1.05
# Units Sold	9	8	13	13	12	31	20	22	12	10			150

Short Hills Market Averages 2004-2009

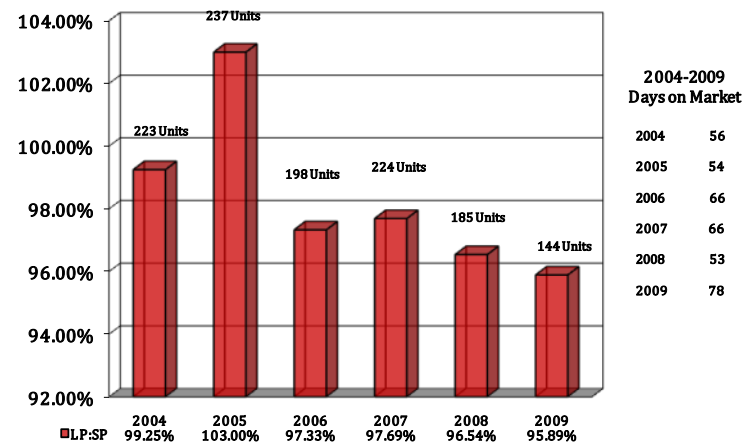
LIST PRICE & SALES PRICE AND SALES PRICE TO ASSESSED VALUE RATIO



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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Brought to you by Vanessa Pollock & Her Team of Associates

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