

Short Hills January 2008 Market Activity

Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
1	175 Hartshorn Dr	RanchExp	\$1,595,000	\$1,550,000	\$1,549,500	1/3/2008	25	97.18%	1.00
2	51 Cambridge Drive	Colonial	\$1,195,000	\$1,202,000	\$1,247,200	1/4/2008	25	100.59%	0.96
3	314 Glen Ave	Tudor	\$959,900	\$922,000	\$617,200	1/7/2008	159	96.05%	1.49
4	13 Dryden Terrace	Colo/RanchExp	\$1,195,000	\$1,185,000	\$995,700	1/7/2008	8	99.16%	1.19
5	11 Park Place	Victrian	\$3,750,000	\$3,600,000	\$2,813,800	1/11/2008	8	96.00%	1.28
6	25 Claremont Drive	Colonial	\$910,000	\$900,000	\$799,300	1/11/2008	21	98.90%	1.13
7	266 Forest Drive So	Ranch/Cust	\$889,900	\$854,500	\$949,300	1/11/2008	33	96.02%	0.90
8	4 Inverness Ct	SplitLev	\$995,000	\$960,000	\$723,600	1/15/2008	21	96.48%	1.33
9	488 Long Hill Dr	SplitLev	\$1,150,000	\$1,062,000	\$1,021,100	1/18/2008	11	92.35%	1.04
10	36 Dorset Lane	Colo/SplitLev	\$1,695,000	\$1,647,500	\$1,296,100	1/18/2008	23	97.20%	1.27
11	37 South Terrace	Colonial	\$1,250,000	\$1,261,000	\$1,274,900	1/18/2008	15	100.88%	0.99
12	28 Marion Ave	Tudor	\$999,000	\$970,000	\$1,082,700	1/18/2008	35	97.10%	0.90
13	2 Hickory Rd	Custom	\$2,295,000	\$2,250,000	\$1,360,900	1/25/2008	112	98.04%	1.65
14	10 Nottingham Dr	Tudor	\$875,000	\$765,000	\$1,132,400	1/25/2008	71	87.43%	0.68
15	15 Shirlawn Drive	Colonial/Cust	\$3,195,000	\$2,725,000	\$2,234,700	1/31/2008	77	85.29%	1.22
16	39 Far Brook Dr	Custom	\$1,295,000	\$1,160,000	\$1,342,700	1/31/2008	76	89.58%	0.86
17	139 Parsonage Hill Road	RanchExp	\$919,000	\$909,000	\$1,028,900	1/31/2008	190	98.91%	0.88
AVERAGES			\$1,480,165	\$1,407,235			54	95.71%	1.10

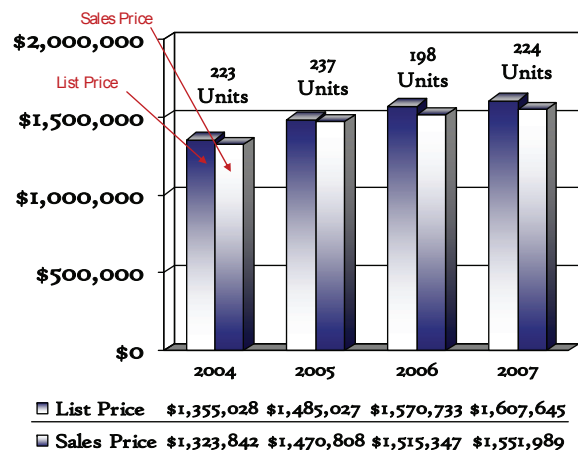
Average Days on Market	54
Average List Price	\$1,480,165
Average Sales Price	\$1,407,235
% of List Price to Sales Price	95.71%
Sales Price to Assessed Value	1.10
# of Units for the Month	17

Short Hills Market Trends

	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Average List Price	\$1,480,165												\$1,480,165
Average Sales Price	\$1,407,235												\$1,407,235
Days on Market	54												54
% of List Price to Sales Price	95.71%												95.71%
Sales Price to Assessed Value	1.10												1.10
# Units Sold	17												17

Short Hills Market **Averages** 2004-2007

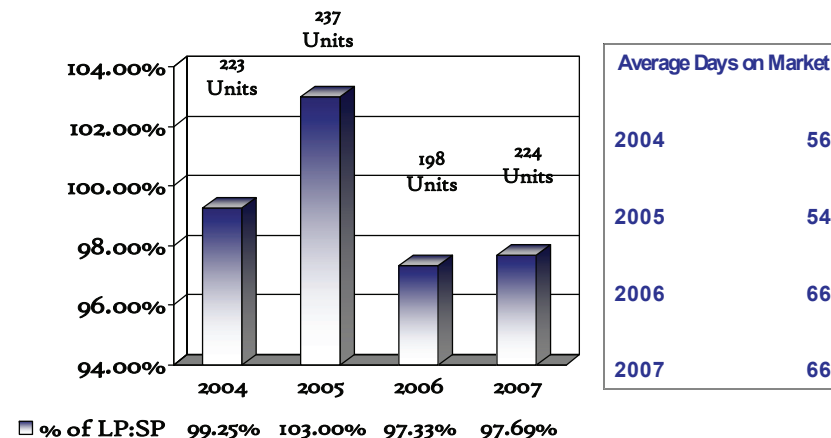
List Price & Sales Price and Sales Price to Assessed Value Ratio



Year	Sales Price to Assessed Value
2004	1.35
2005	1.47
2006	1.56
2007	1.41

Short Hills Market **Average** 2004-2007

Percentage of List Price to Sales Price & Days on Market



Year	Average Days on Market
2004	56
2005	54
2006	66
2007	66

As reported by the Garden State Multiple Listing Service Information deemed reliable but not guaranteed.

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