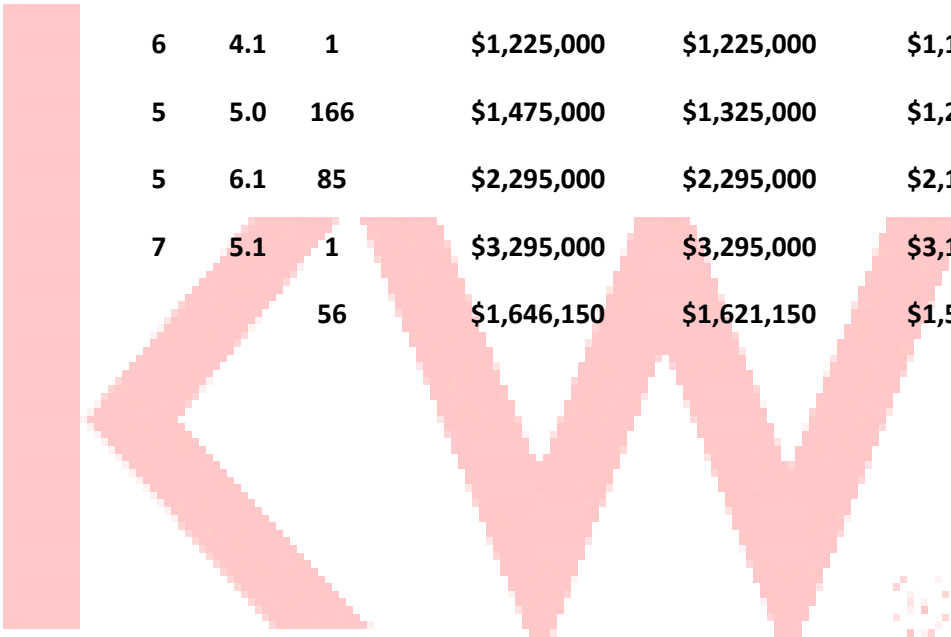


SHORT HILLS

February 2015 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	326 Glen Avenue	Ranch	4	2.1	8	\$687,000	\$687,000	\$755,000	109.90%	\$552,200	1.37
2	90 Wellington Avenue	Tudor	4	2.1	77	\$899,900	\$899,900	\$835,000	92.79%	\$852,700	0.98
3	110 Fairfield Drive	Colonial	6	4.1	1	\$1,225,000	\$1,225,000	\$1,170,000	95.51%	\$1,191,200	0.98
4	26 S Beechcroft Road	Custom	5	5.0	166	\$1,475,000	\$1,325,000	\$1,265,000	95.47%	\$1,236,100	1.02
5	270 White Oak Ridge Road	Colonial	5	6.1	85	\$2,295,000	\$2,295,000	\$2,175,000	94.77%	\$1,894,900	1.15
6	10 Shawnee Road	Custom	7	5.1	1	\$3,295,000	\$3,295,000	\$3,150,000	95.60%		
AVERAGE					56	\$1,646,150	\$1,621,150	\$1,558,333	97.34%		1.10



***“ACTIVE”* LISTINGS IN SHORT HILLS**

Number of Units: 65
 Average List Price: \$2,485,260
 Average Days on Market: 70

***“UNDER CONTRACT”* LISTINGS IN SHORT HILLS**

Number of Units: 34
 Average List Price: \$1,687,765
 Average Days on Market: 42

Short Hills 2015 Year to Date Market Trends

	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	51	56											53
List Price	\$1,784,182	\$1,621,150											\$1,726,641
Sales Price	\$1,698,320	\$1,558,333											\$1,648,913
Sales Price as a % of List Price	96.87%	97.34%											97.04%
Sales Price to Assessed Value	1.19	1.10											1.16
# Units Sold	11	6											17
Active Listings	56	65											61
Under Contracts	22	34											28

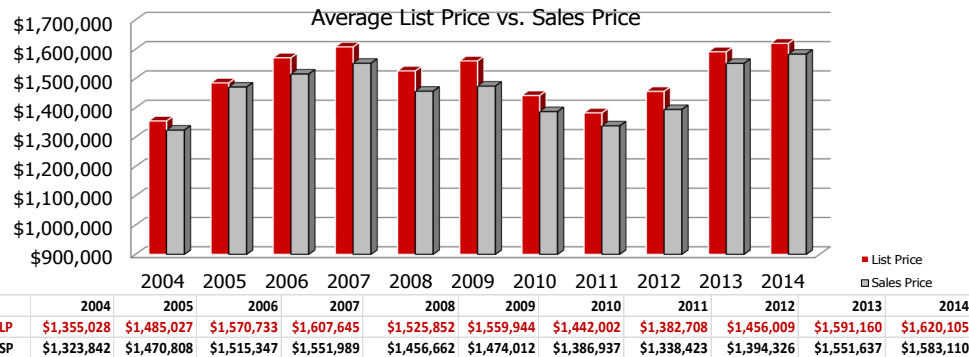
Flashback! YTD 2014 vs YTD 2015

	2014	2015	% Change
Days on Market	43	53	24.57%
Sales Price	\$1,572,049	\$1,648,913	4.89%
Sales Price as a % of List Price	97.03%	97.04%	0.01%

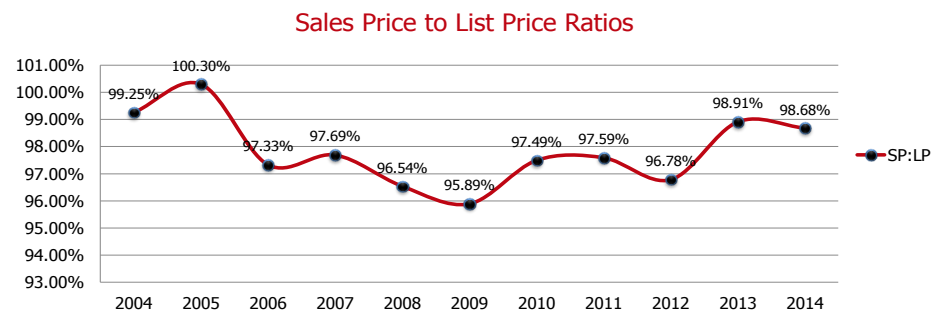


	2014	2015	% Change
# Units Sold	16	17	6.25%
Active Listings	66	65	-1.52%
Under Contracts	35	34	-2.86%

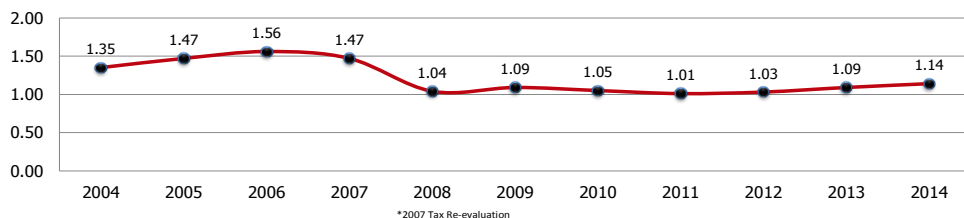
Short Hills Yearly Market Trends



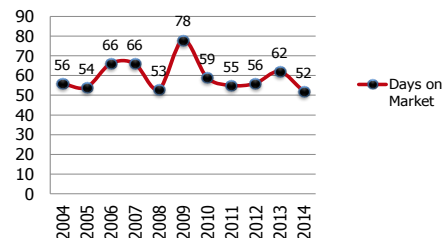
Short Hills Yearly Market Trends



Sales Price to Assessed Value Ratio



Average Days on Market



Number of Units Sold

