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Call me if you would like more information and/or a complimentary market study of your home.

I try not to be a man of success, but rather to be a man of value.

July 2006– Nov 2006

Market Trends

Murray Hill Farms, with our excellent school systems and easy access to New York City, continues to attract a strong buyer pool. In fact both New Providence and Berkeley Heights have shown improvements from a year ago. Year to date New Providence has actually increased it's listing to sale price ratio from 100 to 102% from last year. This means that, in 2006, sellers are getting 2% more then their list price. In Berkeley Heights the most recent month's statistics show a 3% up swing since a year ago. Murray Hill Farms listings sell well below the average days on market for both New Providence, at 54, and Berkeley Heights, at 79.

	Address	List Price	Sales Price	Bed Bath	Days on Market	GSMLS	Market Update
Active	39 Baldwin Drive	\$ 1,295,000	?	5 3.1	14	2336789	
Sold	35 Baldwin Drive	\$ 1,299,900	\$ 1,260,000	5 4.1	16	2261545	
	12 Frost Lane	\$ 950,000	\$ 975,000	4 2.1	3	2280128	

Emerging Trends in Home Features

1. Finished Basements
2. Energy Efficient Appliances
3. Cypress Flooring

Why the Trend?

As housing affordability drops, extra space raises market value

Rising energy costs bring efficiency back in style

Rivals hickory in appearance. Popular because of earth tones with faint greens, mild yellows, and dark walnuts

Source: GSMLS as of 11/15/2006 Information is deemed reliable but not guaranteed. If your home is currently listed with another company, please do not consider this a solicitation.