

# The Farm Forecast

Vol. 3



Market Trends

The first quarter of 2007 was an active one for Murray Hill Farm. Three homes entered the market, one is now under contract, and one has sold. As the listing agent for 10 Baldwin Drive I closely monitored all three transactions to ensure that my seller retained a competitive advantage over the rest of our competition. Our strategy worked well as we entered attorney review within 24 days and became under contract within 29, well under New Providence's average days on market of 77. Since our closing occurred on April 27th I can now announce that we accepted the highest amount ever paid for a three bedroom home in New Providence history, \$1,025,000. This record sales price is a direct reflection on the Murray Hill Farm's community. Our homes demand top dollar and with the correct marketing strategy this result can be duplicated in the future.



Jan 2007 - March 2007

Market Update

Address	# of Bedrooms	Original List Price	List Price	Sales Price	Days on Market
<b>Active</b>					
8 Baldwin Drive***	4	\$989,000	\$964,900	-	25
12 Timothy Field Rd.	4	\$1,175,000	\$949,000	-	91
<b>Under Contract</b>					
10 Farm Gate Road	5	\$1,310,000	\$ 1,185,000	?	67
<b>Sold</b>					
10 Baldwin Drive	3	\$1,075,000	\$1,075,000	\$1,025,000	29

\*\*\* 8 Baldwin Drive became Active as of 04/14/2007 (Quarter 2)\*\*\*

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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.*

Source: GSMLS as of 05/09/2007 Information is deemed reliable but not guaranteed.  
If your home is currently listed with another company, please do not consider this a solicitation.