

Home Sales August 2014 Millburn/Short Hills

	Property Address	Original List Price OLP	List Price at Contract LP	Sold Price SP	Days on Market	Ratio SP/LP
206*	MAIN ST C1019*	\$185,000	\$185,000	\$185,000	177	100.00%
176*	MILLBURN AVE C1011*	\$325,000	\$325,000	\$315,000	22	96.92%
176*	Millburn Ave, C1022*	\$330,000	\$330,000	\$320,000	23	96.97%
734*	Ridgewood Rd*	\$550,000	\$499,000	\$505,000	75	101.20%
80*	Meadowbrook Rd*	\$599,000	\$599,000	\$659,000	12	110.02%
16	Mountainview Rd	\$759,000	\$699,000	\$675,000	44	96.57%
420	Millburn Ave	\$699,000	\$699,000	\$699,000	57	100.00%
288*	Glen Ave*	\$699,000	\$699,000	\$700,000	18	100.14%
36*	Parkview Dr*	\$699,900	\$699,900	\$715,000	13	102.16%
751*	Ridgewood Rd*	\$829,000	\$769,000	\$730,000	69	94.93%
17*	Berkeley Rd*	\$719,000	\$719,000	\$755,000	10	105.01%
70*	Mountainview Rd*	\$718,000	\$718,000	\$763,000	10	106.27%
931*	Ridgewood Rd*	\$769,000	\$769,000	\$770,000	10	100.13%
19*	Elmwood Pl*	\$789,000	\$789,000	\$780,000	9	98.86%
96*	Elm St*	\$785,000	\$785,000	\$822,000	11	104.71%
54*	Maple St*	\$849,000	\$849,000	\$885,000	11	104.24%
22*	Deerfield Rd*	\$905,000	\$905,000	\$885,000	25	97.79%
77*	Addison Dr*	\$900,000	\$900,000	\$902,600	14	100.29%
32*	Exeter Rd*	\$889,000	\$889,000	\$915,000	0	102.92%
10*	Birchwood Dr*	\$889,000	\$889,000	\$940,000	22	105.74%
243*	Parsonage Hill Rd*	\$950,000	\$950,000	\$950,000	6	100.00%
19*	Ferncliff Ter*	\$1,095,000	\$950,000	\$955,000	27	100.53%
38*	South Ter*	\$995,000	\$995,000	\$999,750	8	100.48%
13	Bruce Path	\$1,175,000	\$999,000	\$1,025,000	42	102.60%
33*	Exeter Rd*	\$1,079,000	\$1,079,000	\$1,050,000	41	97.31%
1*	Whitney Rd*	\$890,000	\$890,000	\$1,050,000	10	117.98%
39*	Tall Pine Ln*	\$1,135,000	\$1,135,000	\$1,075,000	26	94.71%
65*	Mechanic St*	\$995,000	\$995,000	\$1,100,000	2	110.55%
23*	Park Cir*	\$1,150,000	\$1,099,000	\$1,100,000	41	100.09%
394*	Hartshorn Dr*	\$1,250,000	\$1,250,000	\$1,225,000	12	98.00%
38*	ADDISON DR*	\$1,249,000	\$1,249,000	\$1,250,000	25	100.08%
15*	Gap View Road	\$1,495,000	\$1,299,000	\$1,275,000	97	98.15%
55*	Talbot Court	\$1,695,000	\$1,495,000	\$1,400,000	30	93.65%
41*	Farmstead Rd*	\$1,495,000	\$1,495,000	\$1,440,000	40	96.32%
26*	Sparta Rd*	\$1,688,000	\$1,523,000	\$1,490,000	50	97.83%
2*	The Crescent	\$1,675,000	\$1,595,000	\$1,575,000	32	98.75%
49*	Forest Drive	\$1,599,000	\$1,599,000	\$1,660,000	15	103.81%
75*	Troy Dr*	\$1,795,000	\$1,729,000	\$1,685,000	53	97.46%



KIM CANNON

#1 SALES ASSOCIATE
Coldwell Banker - Summit NJ

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BANKER**

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12*	Chapel Hill Rd*	\$1,725,000	\$1,725,000	\$1,688,000	0	97.86%
7*	Lenape Rd*	\$1,800,000	\$1,800,000	\$1,710,000	103	95.00%
26*	Randall Dr*	\$1,880,000	\$1,798,000	\$1,727,000	40	96.05%
139*	Fairfield Dr*	\$2,095,000	\$1,925,000	\$1,750,000	180	90.91%
21*	Twin Oak Rd*	\$1,795,000	\$1,745,000	\$1,750,000	43	100.29%
49*	Lakeview Ave*	\$1,795,000	\$1,795,000	\$1,785,000	18	99.44%
47*	BARNSDALE ROAD	\$1,850,000	\$1,850,000	\$1,820,000	56	98.38%
15*	Elsway Rd*	\$1,845,000	\$1,845,000	\$1,850,000	13	100.27%
62*	Lake Road	\$1,750,000	\$1,750,000	\$1,910,000	16	109.14%
5*	Cambridge Dr*	\$1,895,000	\$1,895,000	\$1,910,000	14	100.79%
2*	Denman Ct*	\$2,200,000	\$2,095,000	\$1,940,000	54	92.60%
326*	White Oak Ridge Rd*	\$2,050,000	\$2,050,000	\$1,950,000	43	95.12%
11*	Woodfield Dr*	\$2,695,000	\$2,349,000	\$2,325,000	42	98.98%
45*	Northern Dr*	\$3,995,000	\$2,985,000	\$2,400,000	123	80.40%
17*	Northern Dr*	\$2,600,000	\$2,600,000	\$2,420,000	0	93.08%
175*	Hartshorn Dr*	\$2,995,000	\$2,850,000	\$2,675,000	86	93.86%
91*	Minnisink Rd*	\$2,495,000	\$2,495,000	\$3,100,000	15	124.25%
105*	Fairfield Dr*	\$3,295,000	\$3,295,000	\$3,295,000	10	100.00%
74*	Stewart Rd*	\$3,739,050	\$3,739,050	\$3,739,050	0	100.00%
10*	Sinclair Terrace	\$4,595,000	\$4,595,000	\$4,100,000	91	89.23%

Month of	Average List Price	\$1,434,878
August-14	Average Sold Price	\$1,414,990
	Average Days on Market	36.83
	Ratio SP/LP	98.61%



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