

Home Sales August 2006 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 Street Unit #19	\$224,900	\$209,900	\$204,000	85	97.19%
29	ROSEDALE AVE*	\$549,000	\$499,900	\$475,000	106	95.02%
30	Locust Avenue	\$519,000	\$499,000	\$485,000	75	97.19%
15	OAKDALE AVE*	\$499,900	\$499,900	\$533,000	6	106.62%
16	Mt. Ararat Road	\$609,000	\$609,000	\$580,000	20	95.24%
29	Old Short Hills Road	\$699,900	\$675,000	\$683,000	35	101.19%
100	Mountainview Road	\$675,000	\$675,000	\$685,000	30	101.48%
23	S Mountain Rd	\$739,000	\$739,000	\$765,000	21	103.52%
27	WINDING WAY	\$850,000	\$825,000	\$825,000	16	100.00%
34	Meadowbrook Road	\$869,000	\$869,000	\$865,000	14	99.54%
24	BYRON ROAD	\$935,000	\$935,000	\$960,000	11	102.67%
73	Sagamore Road	\$950,000	\$950,000	\$975,000	34	102.63%
268	Long Hill Drive	\$1,225,000	\$1,225,000	\$1,005,000	85	82.04%
49	Wordsworth	\$1,035,000	\$1,035,000	\$1,035,000	49	100.00%
11	Wildwood Dr	\$1,550,000	\$1,300,000	\$1,100,000	128	84.62%
37	WOODLAND RD*	\$975,000	\$975,000	\$1,150,500	16	118.00%
18	HILLTOP RD*	\$1,195,000	\$1,195,000	\$1,200,000	2	100.42%
96	FALMOUTH STREET	\$1,360,000	\$1,260,000	\$1,267,500	53	100.60%
78	HOBART AVE*	\$1,295,000	\$1,295,000	\$1,275,000	43	98.46%
74	Hillside Ave	\$1,200,000	\$1,200,000	\$1,290,000	9	107.50%
1	Randall Drive	\$1,775,000	\$1,325,000	\$1,300,000	143	98.11%
43	HARVEY DRIVE	\$1,390,000	\$1,390,000	\$1,310,000	58	94.24%
52	Slayton Drive	\$1,350,000	\$1,350,000	\$1,356,000	10	100.44%
12	Chaucer Road	\$1,395,000	\$1,395,000	\$1,395,000	17	100.00%
36	Far Brook Drive	\$1,460,000	\$1,460,000	\$1,420,000	48	97.26%
55	SOUTH TER*	\$1,495,000	\$1,475,000	\$1,430,000	36	96.95%
10	Great Oak Drive	\$1,500,000	\$1,500,000	\$1,535,000	7	102.33%
45	HOBART AVE*	\$1,495,000	\$1,495,000	\$1,600,000	7	107.02%
15	RANDALL DRIVE	\$1,999,000	\$1,825,000	\$1,625,000	82	89.04%
42	FAIRFIELD TERRACE	\$1,795,000	\$1,695,000	\$1,710,000	68	100.88%
40	KEAN RD*	\$1,999,000	\$1,999,000	\$1,900,000	20	95.05%
11	ELSWAY ROAD	\$2,550,000	\$2,199,000	\$2,050,000	58	93.22%
74	White Oak Ridge Road	\$2,700,000	\$2,700,000	\$2,600,000	19	96.30%
7	FERNDALE RD*	\$2,701,000	\$2,701,000	\$2,650,000	41	98.11%
33	LEE TERRACE	\$2,950,000	\$2,950,000	\$2,765,000	157	93.73%
87	Old Hollow Road	\$3,395,000	\$3,395,000	\$3,050,000	33	89.84%

**Month of
August-06**

**Average List Price
Average Sold Price
Average Days on Market
Ratio SP/LP**

**\$1,342,353
\$1,307,056
45.61
97.37%**



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BURDORFF ERA
REALTORS

