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**COLDWELL
BANKER**

401 Springfield Avenue
Summit, New Jersey 07901

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Home Sales December 2014 Millburn | Short Hills, NJ

	Property Address	Original List Price OLP	List Price at Contract LP	Sold Price SP	Days on Market	Ratio SP/LP
89*	Myrtle Ave*	\$450,000	\$425,000	\$410,000	63	96.47%
47*	Spring St*	\$500,000	\$500,000	\$475,000	101	95.00%
8*	Oakdale Ave*	\$529,000	\$529,000	\$517,000	36	97.73%
898*	Ridgewood Rd*	\$619,000	\$619,000	\$619,000	8	100.00%
893*	RIDGEWOOD RD*	\$650,000	\$650,000	\$652,000	22	100.31%
88*	Maple St*	\$699,000	\$699,000	\$685,000	64	98.00%
15*	Rahway Rd*	\$769,000	\$699,000	\$699,000	58	100.00%
816*	RIDGEWOOD RD	\$750,000	\$750,000	\$730,000	23	97.33%
24*	Canterbury Ln*	\$789,000	\$789,000	\$774,600	10	98.17%
46*	Elmwood Pl*	\$910,000	\$895,000	\$845,000	42	94.41%
15*	Duncan St*	\$800,000	\$800,000	\$855,000	12	106.88%
247*	White Oak Ridge Rd*	\$950,000	\$906,000	\$890,000	93	98.23%
6*	MIDHURST RD	\$1,198,000	\$1,150,000	\$1,080,000	62	93.91%
26*	HOBART GAP RD	\$1,299,000	\$1,198,000	\$1,150,000	124	95.99%
24*	Ridge Ter*	\$1,150,000	\$1,150,000	\$1,181,500	14	102.74%
7*	Parsonage Hill Rd*	\$1,295,000	\$1,295,000	\$1,200,000	117	92.66%
191*	Hartshorn Dr*	\$1,225,000	\$1,225,000	\$1,225,000	0	100.00%
350*	HOBART AVE*	\$1,450,000	\$1,450,000	\$1,230,000	71	84.83%
1*	Deer Path*	\$1,299,000	\$1,299,000	\$1,250,000	22	96.23%
40*	Canoe Brook Rd*	\$1,279,900	\$1,279,900	\$1,400,000	13	109.38%
24*	Falmouth St*	\$1,595,000	\$1,595,000	\$1,490,000	57	93.42%
34	Canoe Brook Rd	\$1,695,000	\$1,695,000	\$1,640,000	21	96.76%
42*	Fairfield Ter*	\$1,749,000	\$1,749,000	\$1,707,500	16	97.63%
7*	Brantwood Ter*	\$2,799,000	\$2,799,000	\$2,650,000	88	94.68%
163*	Highland Ave*	\$4,000,000	\$3,750,000	\$3,469,825	307	92.53%
Month of	Average List Price		\$1,195,836			
December-14	Average Sold Price		\$1,153,017			
	Average Days on Market		57.76			
	Ratio SP/LP		96.42%			