

Home Sales August 2008 Millburn/Short Hills

	Property Address	Original List Price OLP	List Price at Contract LP	Sold Price SP	Days on Market	Ratio SP/LP
76	Lakeside Dr	\$286,000	\$286,000	\$175,000	161	
26	MILTON ST*	\$499,000	\$449,000	\$433,750	86	
10	EVERGREEN TER*	\$575,000	\$499,000	\$460,000	78	
27	Rawley Place	\$619,000	\$595,000	\$566,000	80	
165	Myrtle Avenue	\$595,000	\$595,000	\$602,500	20	
43	Pine Street	\$665,000	\$665,000	\$655,000	25	
20	Bailey Road	\$709,000	\$689,000	\$689,000	32	
30	BERKELEY RD.	\$715,000	\$705,000	\$690,000	39	
14	So. Mountain Rd.	\$695,000	\$695,000	\$695,000	20	
49	MEADOWBROOK RD*	\$699,000	\$699,000	\$699,000	18	
32	Whitney Road	\$859,000	\$750,000	\$705,000	111	
50	Hobart Avenue	\$779,000	\$729,000	\$711,500	32	
72	GREENWOOD DR*	\$799,000	\$799,000	\$745,000	18	
61	Whitney Road	\$775,000	\$775,000	\$765,000	46	
110	SHORT HILLS AVENUE	\$779,000	\$779,000	\$785,000	20	
9	Ridge Terr	\$869,000	\$829,000	\$815,000	29	
7	Claremont Drive	\$849,000	\$849,000	\$820,000	22	
26	KEATS RD*	\$959,000	\$870,000	\$871,000	62	
28	CANTERBURY LN*	\$899,000	\$899,000	\$925,100	23	
49	Linden Street	\$895,000	\$895,000	\$927,500	17	
34	Quaker Road	\$925,000	\$925,000	\$935,000	6	
36	Spenser Dr	\$995,000	\$975,000	\$940,000	42	
26	GLENWOOD DR*	\$997,000	\$974,900	\$955,000	98	
78	OLD SHORT HILLS ROAD	\$1,024,000	\$999,000	\$960,000	55	
31	BRIARWOOD DR*	\$925,000	\$925,000	\$999,999	21	
10	WINDERMERE TER*	\$1,100,000	\$1,100,000	\$1,000,000	21	
80	Stony Lane	\$935,000	\$935,000	\$1,014,000	30	
33	Great Hills Terrace	\$1,300,000	\$1,100,000	\$1,020,000	131	
159	Tennyson Drive	\$1,075,000	\$1,075,000	\$1,075,000	25	
38	Addison Drive	\$1,200,000	\$1,200,000	\$1,100,000	10	
175	WESTERN DRIVE	\$1,150,000	\$1,150,000	\$1,120,000	27	
185	Sagamore Road	\$1,250,000	\$1,199,000	\$1,150,000	48	
181	WESTERN DR*	\$1,495,000	\$1,295,000	\$1,250,000	29	
91	FAR BROOK DR*	\$1,359,000	\$1,359,000	\$1,265,000	9	



Kim Cannon

#1 Sales Associate

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BURGDORFF ERA
REALTORS



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23	ATHENS RD*	\$1,285,000	\$1,285,000	\$1,285,000	0	
27	WHITNEY RD*	\$1,295,000	\$1,295,000	\$1,295,000	19	
50	HEMLOCK RD*	\$1,595,000	\$1,395,000	\$1,310,000	66	
127	MOHAWK RD*	\$1,395,000	\$1,395,000	\$1,315,000	31	
28	Dryden Terrace	\$1,495,000	\$1,395,000	\$1,395,000	70	
25	ROBERT DR*	\$1,275,000	\$1,275,000	\$1,405,000	15	
2	S BEEHCROFT RD*	\$1,699,000	\$1,699,000	\$1,600,000	63	
34	SEMINOLE WAY	\$2,099,000	\$1,695,000	\$1,616,800	149	
100	Hemlock Road	\$1,795,000	\$1,750,000	\$1,675,000	107	
15	Lee Terrace	\$1,729,000	\$1,729,000	\$1,729,000	7	
21	Taylor Road	\$1,995,000	\$1,995,000	\$1,800,000	89	
14	DORSET LANE	\$2,095,000	\$1,849,000	\$1,800,000	61	
16	Tulip Lane	\$2,150,000	\$1,995,000	\$1,822,250	100	
50	HARTSHORN DR*	\$2,195,000	\$2,195,000	\$1,890,000	75	
185	Western Dr.	\$2,095,000	\$2,095,000	\$2,200,000	16	
30	West Road	\$2,995,000	\$2,595,000	\$2,425,000	98	
81	TENNYSON DR*	\$2,975,000	\$2,750,000	\$2,500,000	141	
20	INVERNESS COURT	\$3,795,000	\$3,499,000	\$2,900,000	183	
37	HIGHLAND AVE*	\$3,475,000	\$3,399,000	\$2,900,000	60	
366	OXFORD DR*	\$3,495,000	\$3,495,000	\$3,225,000	1	
123	Highland Avenue	\$3,750,000	\$3,750,000	\$3,475,000	51	

Month of	Average List Price	\$1,341,689
August-08	Average Sold Price	\$1,274,225
	Average Days on Market	52.60
	Ratio SP/LP	94.97%



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