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**COLDWELL
 BANKER**

401 Springfield Avenue
 Summit, New Jersey 07901

908.313.2855



Home Sales August 2015 Millburn | Short Hills, NJ

	Property Address	Original List Price OLP	List Price at Contract LP	Sold Price SP	Days on Market	Ratio SP/LP
66	BALTUSROL WAY*	\$1,175,000	\$1,175,000	\$1,175,000	13	100.00%
112	Myrtle Ave*	\$399,900	\$399,000	\$380,000	322	95.24%
15	Kenilworth Dr*	\$2,475,000	\$2,000,000	\$2,010,000	145	100.50%
27	Rippling Brook Dr*	\$1,188,000	\$999,000	\$999,000	160	100.00%
397	Hobart Ave*	\$1,150,000	\$1,150,000	\$1,100,000	69	95.65%
1	Sinclair Ter*	\$2,750,000	\$2,750,000	\$2,650,000	69	96.36%
72	Meadowbrook Rd*	\$649,000	\$635,000	\$635,000	58	100.00%
78	MEADOWBROOK RD	\$678,000	\$599,000	\$599,000	84	100.00%
25	CLIVE HILLS ROAD	\$2,995,000	\$2,995,000	\$2,945,000	6	98.33%
8	PARK PLACE	\$1,895,000	\$1,795,000	\$1,670,000	103	93.04%
101	Farbrook Dr*	\$2,499,500	\$2,499,500	\$2,499,500	28	100.00%
55	Grosvenor Rd*	\$1,999,000	\$1,750,000	\$1,680,000	78	96.00%
241	Long Hill Dr*	\$1,295,000	\$1,295,000	\$1,270,000	23	98.07%
75	Great Hills Rd*	\$1,129,000	\$1,129,000	\$1,118,000	10	99.03%
40	W Beechcroft Rd*	\$1,695,000	\$1,695,000	\$1,695,000	29	100.00%
21	EDGEWOOD TER	\$599,000	\$599,000	\$620,000	15	103.51%
15	Highview Rd*	\$1,349,000	\$1,349,000	\$1,285,000	76	95.26%
53	Linden St*	\$1,475,000	\$1,475,000	\$1,525,000	9	103.39%
121	Lawrence Drive	\$2,095,000	\$1,900,000	\$1,900,000	63	100.00%
55	South Ter*	\$1,448,000	\$1,448,000	\$1,420,000	25	98.07%
50	Falmouth St*	\$1,749,000	\$1,749,000	\$1,705,000	37	97.48%
91	Fairfield Dr*	\$2,849,000	\$2,849,000	\$2,795,000	24	98.10%
28	Edgewood Ter	\$825,000	\$775,000	\$800,000	32	103.23%
2	Gilbert Pl	\$999,000	\$974,999	\$925,000	46	94.87%
11	Hamilton Rd*	\$2,500,000	\$2,500,000	\$2,400,000	33	96.00%
16	Canterbury Ln*	\$799,000	\$799,000	\$811,775	11	101.60%
209	LONG HILL DR*	\$1,395,000	\$1,295,000	\$1,260,000	37	97.30%
21	Rahway Rd*	\$600,000	\$600,000	\$540,000	28	90.00%
50	Barnsdale Rd*	\$1,695,000	\$1,595,000	\$1,565,000	41	98.12%
38	Browning Rd*	\$1,250,000	\$1,250,000	\$1,327,000	11	106.16%
19	Exeter Rd*	\$889,000	\$889,000	\$870,000	27	97.86%
54	Forest Dr North	\$1,780,000	\$1,780,000	\$1,682,500	23	94.52%
92	WHITNEY RD	\$1,250,000	\$1,250,000	\$1,248,000	34	99.84%
44	Whittingham Ter*	\$699,000	\$699,000	\$720,000	12	103.00%
75	Short Hills Ave*	\$825,000	\$825,000	\$850,000	13	103.03%
24	Coleridge Rd*	\$1,225,000	\$1,225,000	\$1,275,000	9	104.08%
39	OLD SHORT HILLS RD*	\$1,279,000	\$1,279,000	\$1,195,000	36	93.43%



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82	Old Short Hills Rd*	\$818,000	\$818,000	\$911,000	17	111.37%
131	Greenwood Dr*	\$888,000	\$888,000	\$900,000	18	101.35%
25	Glenwood Dr*	\$799,000	\$799,000	\$780,000	17	97.62%
91	Oakview Ter*	\$1,195,000	\$1,195,000	\$1,304,000	7	109.12%
114	Tennyson Dr*	\$1,495,000	\$1,495,000	\$1,480,000	15	99.00%
270 C	Main St*	\$429,000	\$429,000	\$425,000	15	99.07%
736	Ridgewood Rd*	\$575,000	\$575,000	\$585,000	14	101.74%
9	Montview Ave*	\$1,950,000	\$1,950,000	\$2,150,000	9	110.26%
206	Main St, 18A Lakeside Dr	\$269,000	\$269,000	\$250,000	30	92.94%
152	Sagamore Rd	\$2,295,000	\$2,295,000	\$2,195,000	0	95.64%
153	Highland Ave	\$1,495,000	\$1,495,000	\$1,300,000	1	86.96%
Month of	Average List Price	\$1,337,052				
August-15	Average Sold Price	\$1,321,349				
	Average Days on Market	41.29				
	Ratio SP/LP	98.83%				