

## Home Sales July 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	\$238,000	\$238,000	\$230,000	31	96.64%
29*	Cypress St*	\$540,000	\$540,000	\$520,000	30	96.30%
21*	Mt Ararat Rd*	\$549,000	\$549,000	\$610,000	10	111.11%
6*	CAPE COURT	\$699,000	\$619,000	\$619,000	70	100.00%
19*	Evergreen Ter*	\$629,000	\$629,000	\$655,127	22	104.15%
39*	Old Short Hills Rd*	\$649,000	\$649,000	\$700,000	12	107.86%
28*	Bailey Road	\$719,000	\$719,000	\$752,000	9	104.59%
91*	Mountainview Rd*	\$789,000	\$789,000	\$760,000	13	96.32%
11*	Elmwood Pl*	\$839,000	\$839,000	\$880,000	26	104.89%
823*	Ridgewood Rd*	\$899,000	\$899,000	\$882,500	20	98.16%
17*	Deerfield Rd*	\$849,000	\$849,000	\$888,000	14	104.59%
58*	Whittingham Ter*	\$890,000	\$890,000	\$890,500	10	100.06%
2*	Meadowbrook Rd*	\$965,000	\$965,000	\$934,800	7	96.87%
45*	Troy Dr*	\$1,150,000	\$990,000	\$955,000	75	96.46%
66*	Undercliff Rd*	\$895,000	\$895,000	\$961,000	9	107.37%
22*	Inwood Rd*	\$935,000	\$935,000	\$970,000	15	103.74%
66*	Mohawk Rd*	\$1,150,000	\$1,150,000	\$999,000	24	86.87%
76*	Mountain Ave*	\$1,175,000	\$999,990	\$999,000	80	99.90%
56*	Highland Ave*	\$1,179,000	\$1,179,000	\$999,900	10	84.81%
72*	Wellington Ave*	\$899,000	\$899,000	\$1,040,400	15	115.73%
2*	Nottingham Rd*	\$999,000	\$999,000	\$1,050,000	25	105.11%
9*	Highview Rd*	\$999,000	\$999,000	\$1,050,000	16	105.11%
73*	Whitney Rd*	\$1,240,000	\$995,000	\$1,060,000	87	106.53%
303*	Old Short Hills Rd*	\$1,095,000	\$1,095,000	\$1,095,000	12	100.00%
36*	Park Rd*	\$1,145,000	\$1,145,000	\$1,150,000	9	100.44%
21*	Glenwood Dr*	\$995,000	\$995,000	\$1,155,000	15	116.08%
304*	Forest Dr S*	\$1,250,000	\$1,250,000	\$1,175,000	29	94.00%
2*	Lancer Dr*	\$1,295,000	\$1,295,000	\$1,200,000	68	92.66%
520*	White Oak Ridge Rd*	\$1,295,000	\$1,295,000	\$1,250,000	67	96.53%
198*	Sagamore Rd*	\$1,295,000	\$1,195,000	\$1,270,000	44	106.28%
1*	FAIRFIELD DR	\$1,299,500	\$1,299,500	\$1,275,000	12	98.11%
65*	Knollwood Road	\$1,595,000	\$1,350,000	\$1,275,000	225	94.44%
44*	Canoe Brook Rd*	\$1,279,000	\$1,279,000	\$1,310,000	30	102.42%
68*	Westview Rd*	\$1,399,000	\$1,325,000	\$1,325,000	36	100.00%
212*	Sagamore Rd*	\$1,350,000	\$1,350,000	\$1,340,000	23	99.26%
60*	Nottingham Rd*	\$1,499,000	\$1,499,000	\$1,450,000	29	96.73%
5*	Forest Dr*	\$1,495,000	\$1,495,000	\$1,493,000	17	99.87%
37*	Tennyson Dr*	\$1,495,000	\$1,495,000	\$1,525,000	20	102.01%



# KIM CANNON

**#1 SALES ASSOCIATE**  
Coldwell Banker - Summit NJ

**COLDWELL BANKER**

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57*	Slope Dr*	\$1,595,000	\$1,595,000	\$1,550,000	14	97.18%
12*	Benson Ct*	\$1,675,000	\$1,675,000	\$1,662,500	21	99.25%
90*	Chestnut St*	\$1,649,000	\$1,649,000	\$1,675,000	10	101.58%
32*	Lakeview Ave*	\$2,200,000	\$2,200,000	\$2,092,500	7	95.11%
80*	Slope Dr*	\$2,499,000	\$2,199,000	\$2,155,000	40	98.00%
10*	TROY LANE	\$2,795,000	\$2,249,000	\$2,200,000	37	97.82%
66*	Slope Dr*	\$2,275,000	\$2,198,000	\$2,200,000	52	100.09%
1*	Ironwood Rd*	\$2,395,000	\$2,395,000	\$2,260,000	69	94.36%
10*	Alexander Ln*	\$2,599,000	\$2,530,000	\$2,500,000	58	98.81%
21*	Lake Rd*	\$3,249,000	\$3,249,000	\$3,000,000	46	92.34%
11*	Barberry Ln*	\$3,795,000	\$3,795,000	\$3,795,000	6	100.00%
49*	Woodfield Dr*	\$3,995,000	\$3,995,000	\$3,850,000	65	96.37%
250*	Hartshorn Drive	\$3,750,000	\$3,750,000	\$4,000,000	17	106.67%

Month of	Average List Price	\$1,453,480
July-14	Average Sold Price	\$1,404,593
	Average Days on Market	33.49
	Ratio SP/LP	96.64%



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