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**COLDWELL
BANKER**

401 Springfield Avenue
Summit, New Jersey 07901

908.313.2855



Home Sales July 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 |
|------|--------------------------|-------------------------|---------------------------|---------------|----------------|-------------|
| 17 | Thackeray Dr* | \$1,350,000 | \$1,350,000 | \$1,300,000 | 224 | 96.30% |
| 21 | N TAYLOR RD* | \$1,748,000 | \$1,748,000 | \$1,748,000 | 78 | 100.00% |
| 269 | Brookhaven Way* | \$1,879,000 | \$1,879,000 | \$1,879,000 | 35 | 100.00% |
| 265 | Brookhaven Way | \$1,899,000 | \$1,899,000 | \$1,917,000 | 8 | 100.95% |
| 114 | Great Hills Rd* | \$915,000 | \$915,000 | \$1,200,000 | 77 | 131.15% |
| 19 | Claremont Dr* | \$950,000 | \$950,000 | \$1,083,695 | 8 | 114.07% |
| 20 | DUNCAN ST | \$650,000 | \$650,000 | \$665,000 | 22 | 102.31% |
| 10 | Undercliff Rd* | \$718,000 | \$718,000 | \$705,000 | 67 | 98.19% |
| 10 | Randall Dr* | \$1,895,000 | \$1,895,000 | \$2,000,000 | 0 | 105.54% |
| 12 | Hickory Rd* | \$1,349,000 | \$1,349,000 | \$1,280,000 | 17 | 94.89% |
| 206 | Main St AKA 50A Lakeside | \$269,000 | \$259,000 | \$240,000 | 111 | 92.66% |
| 33 | HILLSIDE AVE* | \$3,250,000 | \$3,250,000 | \$3,080,000 | 29 | 94.77% |
| 16 | Oak Hill Rd* | \$899,000 | \$899,000 | \$927,000 | 8 | 103.11% |
| 350 | Long Hill Dr* | \$1,495,000 | \$1,495,000 | \$1,493,111 | 12 | 99.87% |
| 14 | Pine Ter E* | \$1,450,000 | \$1,450,000 | \$1,650,000 | 8 | 113.79% |
| 496 | Long Hill Dr* | \$1,768,000 | \$1,668,000 | \$1,650,000 | 30 | 98.92% |
| 32 | Twin Oak Rd* | \$2,395,000 | \$1,995,000 | \$1,860,000 | 69 | 93.23% |
| 7 | Ferndale Rd* | \$2,350,000 | \$2,350,000 | \$2,415,000 | 28 | 102.77% |
| 8 | Elmwood Pl* | \$850,000 | \$825,000 | \$790,000 | 37 | 95.76% |
| 93 | Oakview Terrace | \$988,000 | \$988,000 | \$1,080,000 | 14 | 109.31% |
| 126 | Cypress St* | \$699,000 | \$699,000 | \$783,000 | 9 | 112.02% |
| 7 | Kilmer Dr* | \$749,000 | \$749,000 | \$745,000 | 21 | 99.47% |
| 14 | Claremont Dr* | \$899,000 | \$899,000 | \$890,000 | 44 | 99.00% |
| 22 | Farview Rd* | \$1,749,500 | \$1,749,500 | \$1,800,000 | 8 | 102.89% |
| 17 | OSWEGO LANE | \$2,595,000 | \$2,495,000 | \$2,400,000 | 62 | 96.19% |
| 15 | Tulip Ln* | \$1,565,000 | \$1,565,000 | \$1,525,000 | 18 | 97.44% |
| 36 A | Lakeside Dr | \$279,000 | \$279,000 | \$270,000 | 36 | 96.77% |
| 386 | Old Short Hills Rd* | \$949,000 | \$949,000 | \$1,026,000 | 14 | 108.11% |
| 12 | Canoe Brook Rd* | \$1,695,000 | \$1,695,000 | \$1,695,000 | 13 | 100.00% |
| 28 | Exeter Rd* | \$915,000 | \$915,000 | \$910,000 | 21 | 99.45% |
| 34 | Meadowbrook Rd* | \$889,000 | \$889,000 | \$971,000 | 8 | 109.22% |
| 11 | Pinewood Ct* | \$1,359,000 | \$1,290,000 | \$1,301,000 | 37 | 100.85% |
| 68 | Mountainview Rd* | \$688,000 | \$688,000 | \$730,000 | 12 | 106.10% |
| 23 | Colonial Way* | \$969,000 | \$969,000 | \$1,010,000 | 7 | 104.23% |
| 94 | Cypress St* | \$625,000 | \$625,000 | \$633,000 | 3 | 101.28% |



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|------------------|------------------------|-------------|--|--|--|
| Month of July-15 | Average List Price | \$1,305,471 | | | |
| | Average Sold Price | \$1,304,337 | | | |
| | Average Days on Market | 34.14 | | | |
| | Ratio SP/LP | 99.91% | | | |