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# THE BEST OF MILLBURN-SHORT HILLS

REAL ESTATE MARKET REPORT | THIRD QUARTER REVIEW

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The following information is about Homes Sold and Closed in Millburn-Short Hills *September, 2018*

Address	Style	Rooms	Bedrooms	Baths	Original List Price	Sales Price	SP:LP	Assessment	SP:AV	DOM
41 Cedar Street	Ranch	6	3	2.0	\$620,000	\$520,000	83.87%	\$623,200	83.44%	197
880 Ridgewood Road	Tudor	8	3	1.1	\$675,000	\$610,000	90.37%	\$747,600	81.59%	386
1 Nottingham Road	Cottage	7	2	1.1	\$699,000	\$575,000	82.26%	\$699,000	82.26%	124
29 Parkview Drive	Split Level	8	3	1.1	\$799,000	\$736,000	92.12%	\$736,000	100.00%	103
27 Myrtle Avenue	Colonial	10	4	3.0	\$800,000	\$760,000	95.00%	\$803,100	94.63%	16
110 Old Short Hills Road	Colonial	9	4	2.1	\$950,000	\$870,000	91.58%	\$970,000	89.69%	64
258 Brookhaven Way	Split Level	9	3	2.1	\$1,150,000	\$993,000	86.35%	\$1,182,200	84.00%	54
30 Campbell Road	Colonial	11	5	2.1	\$1,188,000	\$990,000	83.33%	\$926,200	106.89%	59
19 Woodstone Circle	Townhome End Unit	8	3	3.1	\$1,258,000	\$970,000	77.11%	\$1,267,700	76.52%	54
64 Browning Road	Custom	8	4	3.0	\$1,550,000	\$1,418,000	91.48%	\$1,277,400	111.01%	45
17 Lee Terrace	Ranch Expanded	14	4	4.0	\$1,695,000	\$1,600,000	94.40%	\$1,475,200	108.46%	63
22 W. Beechcroft Road	Colonial	11	4	3.1	\$1,698,888	\$1,422,500	83.73%	\$1,866,800	76.20%	133
47 Lake Road	Colonial	12	5	4.1	\$1,950,000	\$1,620,000	83.08%	\$1,966,200	82.39%	83
194 Long Hill Drive	Colonial	12	6	6.1	\$2,595,000	\$2,000,000	77.07%	\$2,339,500	85.49%	377
50 Farley Road	Colonial	16	7	6.3	\$3,488,000	\$3,175,000	91.03%	\$3,401,700	93.34%	125
44 Montview Avenue	Custom	19	6	6.3	\$8,995,000	\$5,000,000	55.59%	\$6,000,000	83.33%	1,204
<b>TOTAL HOMES SOLD: 16</b>					<b>\$1,881,931</b>	<b>\$1,453,719</b>	<b>84.90%</b>	<b>\$1,642,613</b>	<b>89.95%</b>	<b>193</b>

The following information is about Homes Sold and Closed in Millburn-Short Hills *July, 2018*

Address	Style	Rooms	Bedrooms	Baths	Original List Price	Sales Price	SP:LP	Assessment	SP:AV	DOM
176 Millburn Avenue C1023	Townhome End Unit	5	2	1.0	\$275,800	\$300,000	108.77%	\$299,400	100.20%	11
2 Winding Way	Colonial	7	4	2.0	\$599,000	\$751,000	125.38%	\$826,600	90.85%	10
92 Cypress Street	Colonial	8	3	1.1	\$775,000	\$820,000	105.81%	\$733,000	111.87%	14
31 Elmwood Place	Colonial	10	4	2.1	\$788,000	\$861,000	109.26%	\$834,400	103.19%	17
20 Bailey Road	Colonial	8	3	3.1	\$829,000	\$859,000	103.62%	\$716,800	119.84%	8
28 Bailey Road	Colonial	10	4	1.1	\$845,000	\$850,000	100.59%	\$756,000	112.43%	30
10 Rosedale Avenue	Colonial	11	5	3.2	\$875,000	\$828,000	94.63%	\$676,100	122.47%	28
3 Canterbury Lane	Split Level	8	4	2.2	\$899,000	\$930,000	103.45%	\$929,300	100.08%	248
7 Ivy Terrace	Tudor	9	4	2.1	\$939,000	\$939,000	100.00%	\$844,900	111.14%	191
76 Mountain Avenue	Colonial	10	5	3.2	\$1,095,000	\$1,035,000	94.52%	\$909,400	113.81%	21
402 Millburn Avenue	Custom	7	4	4.1	\$1,150,000	\$1,093,000	95.04%	New Construction	N/A	12
33 Woodland Road	Colonial	10	4	2.1	\$1,150,000	\$1,105,000	96.09%	\$926,900	119.21%	23
2 Northern Drive	Colonial	9	3	2.1	\$1,195,000	\$1,050,000	87.87%	\$1,209,600	86.81%	32
267 Long Hill Drive	Ranch	9	5	3.0	\$1,248,000	\$999,999	80.13%	\$1,270,800	78.69%	84
54 Woodland Road	Colonial	10	4	2.1	\$1,250,000	\$1,300,000	104.00%	Renovated	N/A	13
30 Sylvan Way	Colonial	11	4	3.1	\$1,250,000	\$1,090,000	87.20%	\$1,175,800	92.70%	63
20 Oak Hill Road	Colonial	9	4	3.2	\$1,250,000	\$1,160,000	92.80%	\$987,700	117.44%	40
50 Addison Drive	Split Level	11	5	4.1	\$1,449,000	\$1,370,000	94.55%	\$1,263,600	108.42%	58
285 S. Forest Drive	Colonial	11	5	4.1	\$1,450,000	\$1,485,000	102.41%	\$1,290,900	115.04%	18
62 Nottingham Road	Tudor	14	5	4.2	\$1,495,000	\$1,400,000	93.65%	\$1,930,000	72.54%	14
35 Cayuga Way	Ranch Expanded	12	4	3.2	\$1,498,000	\$1,475,000	98.46%	\$1,516,900	97.24%	36
51 Woodcrest Avenue	Custom	14	4	3.1	\$1,525,000	\$1,501,000	98.43%	\$1,612,700	93.07%	46
21 Byron Road	Custom	11	4	3.1	\$1,575,000	\$1,355,000	86.03%	\$1,329,100	101.95%	98
1 Seminole Way	Colonial	12	5	2.3	\$1,588,000	\$1,400,000	88.16%	\$1,484,800	94.29%	97
53 Hillside Avenue	Tudor	12	5	5.0	\$1,595,000	\$1,445,000	90.60%	\$1,600,000	90.31%	94
11 Sparta Road	Ranch	10	4	4.2	\$1,626,000	\$1,325,000	81.49%	\$1,733,400	76.44%	166
95 Falmouth Street	Colonial	13	5	4.1	\$1,649,000	\$1,498,000	90.84%	\$1,567,500	95.57%	261
4 Harvey Drive	Colonial	11	6	5.1	\$1,788,000	\$1,701,000	95.13%	\$1,956,000	86.96%	44
6 Knollwood Road	Colonial	12	5	4.2	\$2,150,000	\$1,889,000	87.86%	\$2,111,800	89.45%	113
4 Fox Hill Lane	Colonial	13	6	6.1	\$2,199,000	\$1,780,000	80.95%	\$2,386,900	74.57%	319
408 White Oak Ridge Road	Colonial	16	5	6.1	\$2,390,000	\$1,868,500	78.18%	\$2,099,000	89.02%	775
100 Woodfield Drive	Tudor	21	7	5.2	\$2,950,000	\$2,850,000	96.61%	\$2,579,500	110.49%	28
60 Dorison Drive	Colonial	19	6	7.1	\$3,125,000	\$2,750,000	88.00%	\$3,310,700	83.06%	157
33 Brooklawn Drive	Custom	17	7	7.3	\$4,800,000	\$3,975,000	82.81%	\$3,211,900	123.76%	687
<b>TOTAL HOMES SOLD: 34</b>					<b>\$1,507,788</b>	<b>\$1,383,485</b>	<b>94.80%</b>	<b>\$1,440,044</b>	<b>99.47%</b>	<b>113</b>

The following information is about Homes Sold and Closed in Millburn-Short Hills *August, 2018*

Address	Style	Rooms	Bedrooms	Baths	Original List Price	Sales Price	SP:LP	Assessment	SP:AV	DOM
34 Cypress Street	Colonial	7	3	2.0	\$699,000	\$615,000	87.98%	\$562,400	109.35%	261
17 Bodwell Terrace	Tudor	8	3	2.1	\$758,000	\$710,000	93.67%	\$737,700	96.25%	68
332 Lupine Way	Colonial	7	4	2.0	\$775,000	\$750,000	96.77%	\$1,101,400	68.10%	16
825 Ridgewood Road	Ranch	7	3	2.0	\$795,000	\$797,000	100.25%	\$752,500	105.91%	29
84 Elm Street	Colonial	10	3	2.0	\$799,000	\$745,000	93.24%	\$750,300	99.29%	38
7 Reeve Circle	Colonial	10	5	2.1	\$889,000	\$845,000	95.05%	\$936,400	90.24%	20
63 Silver Spring Road	Split Level	10	3	2.1	\$965,000	\$995,000	103.11%	\$891,600	111.60%	18
15 Inwood Road	Colonial	8	3	3.1	\$988,000	\$955,000	96.66%	\$903,000	105.76%	37
1 Ridge Terrace	Tudor	12	3	1.2	\$995,000	\$885,000	88.94%	\$888,400	99.62%	43
22 Mountainview Road	Colonial	11	4	3.1	\$1,048,000	\$1,020,000	97.33%	\$857,200	118.99%	19
38 South Terrace	Colonial	10	4	2.2	\$1,095,000	\$1,120,000	102.28%	\$951,600	117.70%	30
155 Sagamore Road	Colonial	8	4	3.1	\$1,150,000	\$1,201,000	104.43%	\$1,101,400	109.04%	9
56 Mountainview Road	Colonial	7	4	3.1	\$1,195,000	\$1,085,000	90.79%	\$884,700	122.64%	32
205 Hobart Avenue	Ranch Expanded	21	5	4.1	\$1,295,000	\$1,037,500	80.12%	\$1,593,800	65.10%	45
18 E. Hartshorn Drive	Split Level	10	4	3.0	\$1,298,000	\$1,298,000	100.00%	\$1,319,500	98.37%	27
17 Dryden Terrace	Split Level	9	4	2.1	\$1,299,000	\$1,135,000	87.37%	\$1,173,200	96.74%	69
9 Farview Road	Contemp	11	4	2.1	\$1,395,000	\$1,332,826	95.54%	\$1,066,100	125.02%	32
24 Lee Terrace	Ranch Expanded	14	5	5.1	\$1,495,000	\$1,500,000	100.33%	\$1,562,900	95.98%	7
70 Kean Road	Colonial	12	5	4.1	\$1,499,000	\$1,380,551	92.10%	\$1,402,800	98.41%	42
395 Hartshorn Drive	Custom	12	5	3.1	\$1,599,000	\$1,330,000	83.18%	\$1,433,600	92.77%	359
74 Old Short Hills Road	Colonial	11	5	4.1	\$1,799,000	\$1,670,000	92.83%	\$1,635,500	102.11%	86
67 Hobart Avenue	Colonial	12	6	4.1	\$1,925,000	\$1,750,000	90.91%	\$1,842,700	94.97%	42
31 Knollwood Road	Colonial	12	5	4.0	\$1,950,000	\$1,995,000	102.31%	\$2,067,800	96.48%	14
443 Long Hill Drive	Colonial	10	4	3.1	\$1,988,000	\$1,625,000	81.74%	\$1,385,000	117.33%	125
2 Browning Road	Colonial	12	6	5.1	\$1,999,000	\$1,999,000	100.00%	New Construction	N/A	56
10 E. Pine Terrace	Colonial	14	7	4.2	\$2,049,000	\$1,865,000	91.02%	\$1,319,400	141.35%	85
52 Winthrop Road	Colonial	15	6	5.1	\$2,168,000	\$1,979,000	91.28%	\$1,610,500	122.88%	45
14 Shelley Road	Colonial	13	6	6.1	\$2,575,000	\$2,500,000	97.09%	New Construction	N/A	37
74 Taylor Road	Colonial	12	5	4.2	\$2,595,000	\$2,400,000	92.49%	\$2,816,800	85.20%	35
21 Coleridge Road	Colonial	12	6	6.1	\$2,695,000	\$2,450,000	90.91%	New Construction	N/A	134
93 Slope Drive	Colonial	18	7	7.1	\$2,875,000	\$2,398,000	83.41%	New Construction	N/A	330
1 Cora Way	Colonial	15	6	6.3	\$2,999,999	\$3,000,000	100.00%	New Construction	N/A	77
20 Adams Avenue	Colonial	20	5	4.3	\$4,195,000	\$2,450,000	58.40%	\$3,351,400	73.10%	705
<b>TOTAL HOMES SOLD: 33</b>					<b>\$1,631,636</b>	<b>\$1,479,330</b>	<b>92.77%</b>	<b>\$1,317,843</b>	<b>102.15%</b>	<b>90</b>

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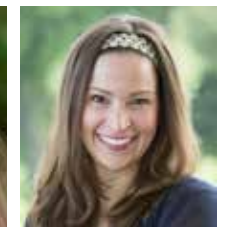
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