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THE BEST OF MILLBURN-SHORT HILLS

REAL ESTATE MARKET REPORT | FOURTH QUARTER REVIEW



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In the ever-changing real estate market, choosing a Realtor® who has the knowledge, experience, and dedication to represent your home and community can be challenging. As your Millburn-Short Hills specialists, our services extend beyond the traditional in order for you to receive exceptional results on your home sale. When you hire us, we will become your:

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

Address	Style	Rooms	Bedrooms	Baths	Original List Price	Sales Price	SP:LP	Assessment	SP:AV	DOM
44 Blaine Street	Colonial	8	4	1.1	\$599,000	\$675,000	112.69%	\$486,300	138.80%	8
147 Glen Avenue	Colonial	8	3	3.1	\$779,000	\$665,000	85.37%	\$742,100	89.61%	58
44 Great Oak Drive	Split Level	10	3	1.1	\$799,000	\$715,000	92.98%	\$949,200	75.33%	112
27 Undercliff Road	Colonial	7	3	1.1	\$799,000	\$735,000	91.99%	\$733,600	100.19%	37
70 Wellington Avenue	Colonial	7	3	2.1	\$849,900	\$852,000	100.25%	\$856,000	99.53%	7
2 Birchwood Drive	Bi-Level	8	4	3.0	\$875,000	\$899,000	102.74%	\$914,300	98.33%	1
78 Clinton Avenue	Ranch	8	3	2.2	\$979,900	\$880,000	89.81%	\$891,400	98.72%	38
65 Whitney Road	Colonial	9	3	1.1	\$1,028,000	\$850,000	82.68%	\$1,029,800	82.54%	120
19 Haddonfield Road	Colonial	9	3	3.1	\$1,095,000	\$1,118,000	102.10%	\$1,231,400	90.79%	12
166 Myrtle Avenue	Colonial	10	4	3.1	\$1,095,000	\$1,065,000	97.26%	\$871,300	122.23%	50
9 Fielding Road	Split Level	10	4	2.2	\$1,250,000	\$870,000	69.60%	\$1,189,500	73.14%	214
520 Wyoming Avenue	Colonial	9	5	4.1	\$1,298,000	\$1,250,888	96.37%	\$917,500	136.34%	68
42 Spenser Drive	Colonial	10	4	3.1	\$1,589,000	\$1,245,000	78.35%	\$1,337,700	93.07%	147
17 Minnisink Road	Custom	10	4	3.2	\$1,650,000	\$1,337,200	81.04%	\$1,675,000	79.83%	188
57 Westview Road	Colonial	12	5	5.0	\$1,748,000	\$1,450,000	82.95%	\$1,455,600	99.62%	131
10 Sparta Road	Custom	15	5	4.2	\$1,998,000	\$1,705,000	85.34%	\$1,955,500	87.19%	218
11 Fenton Drive	Colonial	15	4	4.1	\$2,050,000	\$1,326,100	64.69%	\$1,534,200	86.44%	1808
2 Troy Drive	Colonial	14	7	6.1	\$2,499,000	\$1,848,000	73.95%	New Construction	N/A	593
28 Holly Drive	Colonial	12	5	5.1	\$2,950,000	\$2,035,000	68.98%	\$2,393,500	85.02%	1151
TOTAL HOMES SOLD: 19					\$1,364,779	\$1,132,694	87.32%	\$1,175,772	96.48%	261

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

Address	Style	Rooms	Bedrooms	Baths	Original List Price	Sales Price	SP:LP	Assessment	SP:AV	DOM
176 Millburn Avenue #6	One Floor	4	2	1.0	\$310,000	\$285,000	91.94%	\$290,000	98.28%	68
26 S Mountain Road	Colonial	7	3	1.1	\$626,000	\$655,000	104.63%	\$653,900	100.17%	12
20 Beech Terrace	Colonial	7	3	2.1	\$699,000	\$765,000	109.44%	\$750,300	101.96%	14
86 Pine Street	Colonial	8	3	2.0	\$729,000	\$670,000	91.91%	\$864,900	77.47%	41
21 Duncan Street	Split Level	7	4	2.1	\$799,000	\$855,000	107.01%	\$792,800	107.85%	10
37 Parkview Drive	Colonial	8	3	1.1	\$799,000	\$832,000	104.13%	\$747,400	111.32%	9
11 Wittkop Place	Colonial	9	4	2.0	\$899,000	\$770,000	85.65%	\$838,200	91.86%	27
77 Clinton Avenue	Tudor	11	5	3.2	\$1,095,000	\$1,180,000	107.76%	\$1,010,300	116.80%	13
389 Wyoming Avenue	Colonial	10	5	3.1	\$1,100,000	\$1,087,500	98.86%	\$1,027,800	105.81%	34
12 Midhurst Road	Colonial	8	4	2.1	\$1,149,000	\$950,000	82.68%	\$1,131,500	83.96%	113
5 Chestnut Place	Colonial	10	4	3.1	\$1,275,000	\$1,217,500	95.49%	\$1,470,000	82.82%	16
31 Timber Acres Road	Custom	9	4	4.1	\$1,295,000	\$1,199,000	92.59%	\$1,244,000	96.38%	29
16 Great Oka Drive	Custom	11	4	2.2	\$1,299,999	\$1,100,000	84.62%	\$1,436,700	76.56%	260
22 Bruce Path	Colonial	11	5	3.1	\$1,448,000	\$1,222,500	84.43%	\$1,411,500	86.61%	91
27 Brooklawn Drive	Colonial	13	5	6.0	\$1,750,000	\$1,475,000	84.29%	\$1,813,800	81.32%	142
153 Highland Avenue	Colonial	8	4	3.0	\$1,795,000	\$1,825,000	101.67%	\$1,579,000	115.58%	67
51 Falmouth Street	Ranch Expanded	12	6	5.1	\$2,100,000	\$1,480,000	70.48%	\$2,208,800	67.00%	286
161 Western Drive	Colonial	12	5	4.2	\$2,175,000	\$1,950,000	89.66%	\$2,131,100	91.50%	1
39 Briarwood Drive	Colonial	12	5	5.1	\$2,400,000	\$2,075,000	86.46%	\$2,629,900	78.90%	50
22 Wordsworth Road	Colonial	19	6	6.1	\$2,595,000	\$2,160,000	83.24%	\$2,305,800	93.68%	129
TOTAL HOMES SOLD: 20					\$1,316,900	\$1,187,675	92.85%	\$1,316,885	93.29%	71

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

Address	Style	Rooms	Bedrooms	Baths	Original List Price	Sales Price	SP:LP	Assessment	SP:AV	DOM
35 Glen Avenue	Ranch	7	3	2.0	\$629,000	\$616,000	97.93%	\$618,400	99.61%	54
23 Locust Avenue	Colonial	8	3	3.0	\$649,000	\$600,000	92.45%	\$603,600	99.40%	259
353 Wyoming Avenue	Ranch	6	2	1.1	\$650,000	\$500,000	76.92%	\$684,700	73.02%	49
117 Sagamore Road	Ranch	6	2	1.0	\$769,000	\$630,000	81.92%	\$753,900	83.57%	230
87 Chestnut Street	Victorian	11	4	3.0	\$987,000	\$875,000	88.65%	\$897,400	97.50%	66
65 Westview Road	Split Level	9	4	3.0	\$989,000	\$930,000	94.03%	\$1,179,000	78.88%	17
12 Coleridge Road	Colonial	11	4	2.1	\$1,195,000	\$1,175,000	98.33%	\$1,126,600	104.30%	14
6 Addison Drive	Ranch	10	4	3.1	\$1,250,000	\$1,202,500	96.20%	\$1,154,600	104.15%	16
80 Addison Drive	Colonial	10	4	3.1	\$1,275,000	\$1,100,000	86.27%	\$1,161,900	94.67%	67
23 Dorset Lane	Custom	11	5	3.1	\$1,449,000	\$925,000	63.84%	\$1,443,400	64.08%	164
66 Canoe Brook Road	Custom	12	4	3.1	\$1,495,000	\$1,140,000	76.25%	\$1,237,700	92.11%	193
78 Myrtle Avenue	Colonial	13	5	5.1	\$1,595,000	\$1,520,000	95.30%	New Construction	N/A	35
30 Wordsworth Road	Colonial	13	7	6.1	\$2,699,000	\$2,515,000	93.18%	New Construction	N/A	154
135 Stewart Road	Colonial	16	5	6.1	\$2,850,000	\$2,575,000	90.35%	\$2,501,700	102.93%	67
TOTAL HOMES SOLD: 14					\$1,320,071	\$1,164,536	87.97%	\$1,113,575	91.19%	99

MILLBURN/SHORT HILLS - DID YOU HEAR THE NEWS?

We've blown away the competition!

Just Sold!  44 MONTVIEW AVENUE	We brought the buyers!  77 STEWART ROAD	Just Sold!  43 LEE TERRACE	Just Sold!  194 LONG HILL DRIVE	Just Sold!  273 WHITE OAK RIDGE ROAD
Just Sold!  55 CANOE BROOK ROAD	We brought the buyers!  12 TULIP LANE	Just Sold!  56 TWIN OAK ROAD	Just Sold!  47 LAKE ROAD	Just Sold!  377 LONG HILL DRIVE
We brought the buyers!  7 FALMOUTH STREET	Just Sold!  31 JOANNA WAY	Just Sold!  155 SAGAMORE ROAD	Just Sold!  9 CLAREMONT DRIVE	Just Sold!  20 OAK HILL ROAD
Just Sold!  38 SOUTH TERRACE	We brought the buyers!  74 MOUNTAINVIEW ROAD	Listed and Sold!  16 SHERIDAN DRIVE	Just Sold!  72 WEST ROAD	Just Sold!  25 GREAT OAK DRIVE
Just Sold!  93 MOUNTAIN AVENUE	We brought the buyers!  110 OLD SHORT HILLS ROAD	Just Sold!  825 RIDGEWOOD ROAD	Just Sold!  1 RIDGE TERRACE	List and Sold!  168 MYRTLE AVENUE
Just Sold!  9 FIELDING ROAD	Listed and Sold!  7 IVY TERRACE	Just Sold!  86 PINE STREET	Just Sold!  27 MYRTLE AVENUE	Just Sold!  876 RIDGEWOOD ROAD
We Brought the Buyers!  6 ADDISON DRIVE	Just Sold!  21 DUNCAN STREET	Just Sold!  37 PARKVIEW DRIVE	Under Contract!  5 CHAPEL HILL ROAD	This Could Be You! 