

# Millburn/Short Hills August 2011 Market Activity

The average Realtor sells a home every 73\* days. I sell one every **6** days. Call me today to find out how I can do that for you.

Want to know what your home is worth? Visit [www.Millburnhousevalues.com](http://www.Millburnhousevalues.com)

Address	Style	Rooms	Bedrooms	Baths	List Price	Sales Price	Assessment	LP:SP	SP:AV	DOM
206 Main Street	OneFloor	3	1	1.0	\$220,000	\$210,000	\$253,300	95.45%	82.91%	14
18 Mechanic Street	Colonial	5	2	1.1	\$349,900	\$300,000	\$346,100	85.74%	86.68%	127
30 Cypress Street	Colonial	8	3	2.1	\$489,000	\$468,000	\$461,000	95.71%	101.52%	15
81 Glen Avenue	CapeCod	10	3	2.0	\$499,000	\$480,000	\$549,700	96.19%	87.32%	24
14 Church Street	Ranch	7	3	1.1	\$549,000	\$575,000	\$462,800	104.74%	124.24%	13
56 Locust Avenue	Tudor	9	4	1.1	\$574,900	\$570,000	\$600,000	99.15%	95.00%	67
99 Meadowbrook Road	Colonial	8	4	1.2	\$599,000	\$575,000	\$674,500	95.99%	85.25%	127
27 Undercliff Road	Colonial	7	3	1.1	\$619,000	\$645,000	\$621,600	104.20%	103.76%	20
113 Short Hills Avenue	Colonial	9	4	2.0	\$619,000	\$605,000	\$639,000	97.74%	94.68%	29
290 Forest Drive South	Ranch	8	3	2.0	\$695,000	\$800,000	\$739,900	115.11%	108.12%	21
4 Edgewood Terrace	Colonial	9	4	2.2	\$699,000	\$715,000	\$675,300	102.29%	105.88%	21
312 South Taylor Road	CapeCod	8	3	2.1	\$748,000	\$745,000	\$862,000	99.60%	86.43%	138
446 Millburn Avenue	Colonial	12	5	4.1	\$750,000	\$700,000	\$631,100	93.33%	110.92%	58
47 Cedar Street	Cottage	9	4	2.1	\$799,000	\$780,200	\$812,100	97.65%	96.07%	16
48 Meadowbrook Road	Colonial	9	4	2.1	\$839,000	\$840,000	\$851,500	100.12%	98.65%	14
15 Winding Way	Colonial	7	3	2.1	\$849,000	\$851,000	\$809,400	100.24%	105.14%	33
36 Haddonfield Road	Colonial	8	4	3.1	\$865,000	\$865,000	\$854,200	100.00%	101.26%	1
100 Canoe Brook Road	SplitLev	10	4	4.0	\$875,000	\$857,500	\$768,300	98.00%	111.61%	131
516 Old Short Hills Road	Colonial	15	4	3.2	\$899,900	\$850,000	\$1,125,000	94.45%	75.56%	45
1 Ivy Terrace	Colonial	10	4	3.1	\$995,000	\$947,926	\$770,100	95.27%	123.09%	28



Margaret "Maggee" Miggins  
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"Relax...You're with Maggee"

Average Days on Market	42
Average List Price	\$1,075,018
Average Sales Price	\$1,042,631
% of List Price to Sales Price	98.17%
Sales Price to Assessed Value Ratio	100.99%
# of Sold Homes for the Month	39

\*Information compiled from the Garden State Multiple Listing Service. Deemed Reliable but not Guaranteed\*

If you are currently listed with another broker please do not consider this a solicitation of your home.

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92 Lawrence Drive	Colonial	8	4	2.1	\$999,000	\$1,062,500	\$1,238,700	106.36%	85.78%	19
9 Athens Road	SplitLev	11	5	3.0	\$999,000	\$1,065,000	\$977,900	106.61%	108.91%	29
5 Dryden Terrace	Ranch	8	4	3.0	\$999,000	\$985,000	\$898,900	98.60%	109.58%	24
314 Lupine Way	CapeCod	9	4	3.0	\$1,050,000	\$1,053,000	\$943,200	100.29%	111.64%	14
30 Colonial Way	Colonial	10	4	3.1	\$1,075,000	\$1,070,000	\$1,094,300	99.53%	97.78%	69
27 Exeter Road	Ranch	9	4	2.1	\$1,095,000	\$1,095,000	\$999,200	100.00%	109.59%	9
65 Seminole Way	SplitLev	11	5	3.1	\$1,250,000	\$1,250,000	\$1,155,500	100.00%	108.18%	12
24 Delwick Lane	Tudor	10	4	3.1	\$1,295,000	\$1,235,000	\$1,589,100	95.37%	77.72%	41
76 Browning Road	Colonial	10	4	4.0	\$1,350,000	\$1,320,000	\$1,395,000	97.78%	94.62%	6
372 Long Hill Drive	Colonial	10	4	2.1	\$1,359,000	\$1,349,500	\$1,257,200	99.30%	107.34%	16
62 Whitney Road	Colonial	10	4	4.1	\$1,395,000	\$1,397,000	\$1,102,800	100.14%	126.68%	79
435 White Oak Ridge Road	Colonial	9	5	3.0	\$1,518,000	\$1,500,000	\$1,261,900	98.81%	118.87%	53
36 Sherwood Road	Tudor	10	4	5.1	\$1,549,000	\$1,500,000	\$1,629,100	96.84%	92.08%	164
21 Coniston Road	Colonial	12	7	5.2	\$1,575,000	\$1,530,000	\$1,287,200	97.14%	118.86%	9
56 Twin Oak Road	Colonial	11	5	4.2	\$1,800,000	\$1,746,000	\$1,697,900	97.00%	102.83%	18
2 Country Day Road	Custom	10	5	3.2	\$1,895,000	\$1,900,000	\$2,290,000	100.26%	82.97%	9
69 Lawrence Drive	Colonial	13	6	5.1	\$1,995,000	\$1,890,000	\$1,500,000	94.74%	126.00%	29
492 White Oak Ridge Road	Colonial	14	5	4.1	\$1,999,999	\$1,785,000	\$2,100,000	89.25%	85.00%	1
275 Hobart Avenue	Colonial	12	6	4.1	\$3,195,000	\$2,550,000	\$2,835,600	79.81%	89.93%	113
<b>AVERAGES</b>					<b>\$1,075,018</b>	<b>\$1,042,631</b>		<b>98.17%</b>	<b>100.99%</b>	<b>42</b>



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