

# Millburn

## June 2014 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	22 Rector Street	Colonial	4	1.1	8	\$499,900	\$499,900	\$555,000	111.02%	\$386,300	1.44
2	46b Mechanic Street	TwnEndUn	3	4.1	2	\$579,000	\$579,000	\$485,000	83.77%		
3	10 Rosedale Avenue	Colonial	5	2.1	4	\$589,000	\$589,000	\$600,000	101.87%	\$483,100	1.24
4	29 Berkeley Road	Colonial	4	2.1	15	\$680,000	\$680,000	\$710,000	104.41%	\$535,000	1.33
5	274 Millburn Avenue	Colonial	4	2.1	7	\$689,000	\$689,000	\$706,000	102.47%	\$754,500	0.94
6	12 Beech Terrace	Tudor	4	2.1	14	\$745,000	\$745,000	\$745,000	100.00%	\$640,000	1.16
7	845 Ridgewood Road	Tudor	3	2.1	21	\$799,000	\$799,000	\$799,000	100.00%	\$791,600	1.01
8	25 S Mountain Road	Colonial	4	2.1	8	\$849,000	\$849,000	\$907,000	106.83%	\$824,800	1.10
9	431 Wyoming Avenue	Victrian	4	2.1	4	\$889,000	\$889,000	\$890,000	100.11%	\$730,300	1.22
10	20A Taylor Street	TwnEndUn	4	3.1	21	\$895,000	\$895,000	\$860,000	96.09%		
11	22A Taylor Street	TwnEndUn	4	3.1	3	\$895,000	\$895,000	\$870,000	97.21%		
12	20B Taylor Street	TwnEndUn	4	3.1	7	\$895,000	\$895,000	\$895,000	100.00%		
13	79 Maple Street	Tudor	5	3.1	8	\$899,000	\$899,000	\$950,000	105.67%	\$816,100	1.16
AVERAGE					9	\$761,762	\$761,762	\$767,077	100.73%		1.18

### ***"ACTIVE"*** LISTINGS IN MILLBURN

**Number of Units:** 17  
**Average List Price:** \$735,406  
**Average Days on Market:** 42

### ***"UNDER CONTRACT"*** LISTINGS IN MILLBURN

**Number of Units:** 29  
**Average List Price:** \$755,476  
**Average Days on Market:** 24

# Millburn 2014 Year to Date Market Trends

	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	78	20	65	19	34	9							40
List Price	\$591,290	\$764,000	\$692,863	\$802,967	\$839,200	\$761,762							\$721,386
Sales Price	\$582,355	\$777,250	\$675,125	\$796,333	\$846,000	\$767,077							\$719,176
Sales Price as a % of List Price	98.76%	101.76%	97.45%	100.06%	100.53%	100.73%							99.69%
Sales Price to Assessed Value	1.15	1.20	1.10	1.21	1.20	1.18							1.16
# Units Sold	11	4	8	3	5	13							44
Active Listings	8	9	12	17	22	17							14
Under Contracts	10	13	22	29	28	29							22

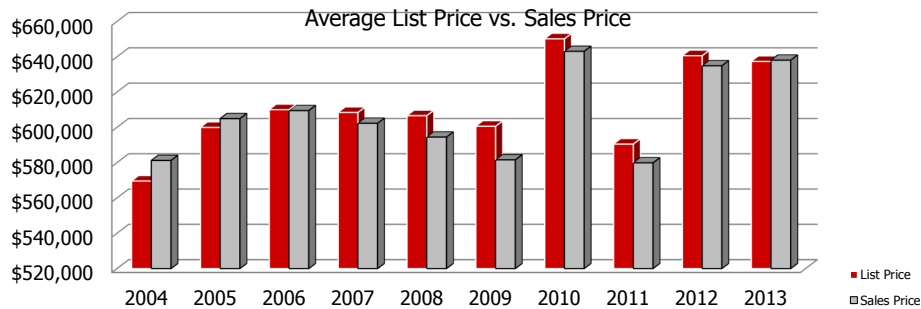
## Flashback! YTD 2013 vs YTD 2014

	2013	2014	% Change
Days on Market	31	40	28.10%
Sales Price	\$652,013	\$719,176	10.30%
Sales Price as a % of List Price	98.97%	99.69%	0.72%



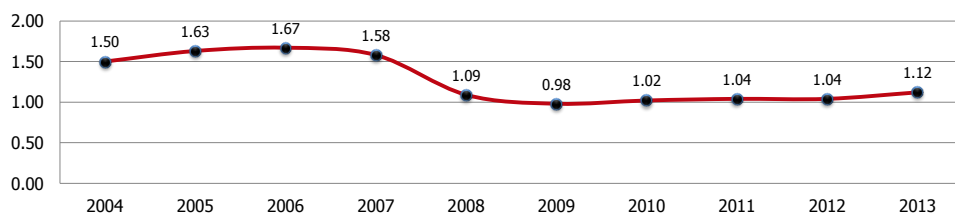
	2013	2014	% Change
# Units Sold	40	44	10.00%
Active Listings	26	17	-34.62%
Under Contracts	19	29	52.63%

## Millburn 2004-2013



	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
LP	\$569,609	\$599,980	\$610,041	\$608,441	\$606,636	\$600,629	\$650,173	\$590,527	\$640,603	\$637,344
SP	\$581,274	\$604,983	\$609,523	\$602,349	\$594,510	\$581,626	\$643,078	\$579,916	\$634,919	\$638,079

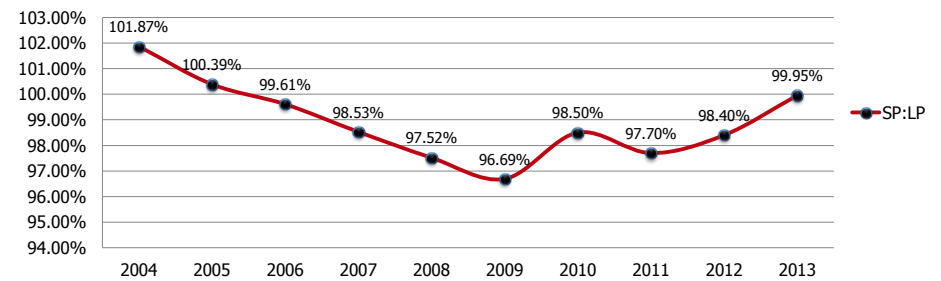
## Sales Price to Assessed Value Ratio



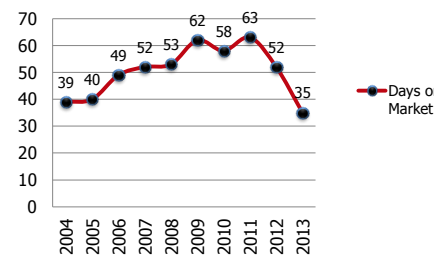
\*2007 Tax Re-evaluation

## Millburn 2004-2013

### 2004-2012 Sales Price to List Price Ratios



### 2004-2013 Average Days on Market



### 2004-2013 Number of Units Sold

