

Millburn

August 2014 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	206 Main Street C1019	OneFloor	1	1.0	177	\$185,000	\$185,000	\$185,000	100.00%	\$245,400	0.75
2	176 Millburn Avenue C1011	TwnIntUn	2	1.0	22	\$325,000	\$325,000	\$315,000	96.92%	\$285,700	1.10
3	176 Millburn Avenue C1022	TwnIntUn	2	1.0	23	\$330,000	\$330,000	\$320,000	96.97%	\$285,700	1.12
4	734 Ridgewood Road	Colonial	3	1.0	75	\$550,000	\$499,000	\$505,000	101.20%	\$517,500	0.98
5	420 Millburn Avenue	Colonial	6	3.2	56	\$699,000	\$699,000	\$699,000	100.00%		
6	16 Mountainview Road	Colonial	3	1.2	43	\$759,000	\$699,000	\$675,000	96.57%	\$643,400	1.05
7	36 Parkview Drive	Colonial	4	2.1	13	\$699,900	\$699,900	\$715,000	102.16%	\$618,100	1.16
8	70 Mountainview Road	Colonial	4	3.0	9	\$718,000	\$718,000	\$763,000	106.27%	\$622,300	1.23
9	17 Berkeley Road	Colonial	3	2.1	10	\$719,000	\$719,000	\$755,000	105.01%	\$521,400	1.45
10	931 Ridgewood Road	Colonial	3	2.1	9	\$769,000	\$769,000	\$770,000	100.13%	\$647,100	1.19
11	751 Ridgewood Road	Colonial	4	3.0	83	\$829,000	\$769,000	\$730,000	94.93%	\$494,800	1.48
12	96 Elm Street	SplitLev	3	2.1	11	\$785,000	\$785,000	\$822,000	104.71%	\$763,100	1.08
13	54 Maple Street	Colonial	4	3.1	11	\$849,000	\$849,000	\$885,000	104.24%	\$728,300	1.22
14	65 Mechanic Street	Colonial	3	2.1	2	\$995,000	\$995,000	\$1,100,000	110.55%	\$730,000	1.51
AVERAGE					39	\$657,993	\$645,779	\$659,929	101.40%		1.18

"ACTIVE" LISTINGS IN MILLBURN

Number of Units: 20
 Average List Price: \$649,195
 Average Days on Market: 53

"UNDER CONTRACT" LISTINGS IN MILLBURN

Number of Units: 10
 Average List Price: \$545,690
 Average Days on Market: 22

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	26	39					37
List Price	\$591,290	\$764,000	\$692,863	\$802,967	\$839,200	\$761,762	\$861,499	\$645,779					\$734,105
Sales Price	\$582,355	\$777,250	\$675,125	\$796,333	\$846,000	\$767,077	\$875,295	\$659,929					\$738,277
Sales Price as a % of List Price	98.76%	101.76%	97.45%	100.06%	100.53%	100.73%	101.32%	101.40%					100.35%
Sales Price to Assessed Value	1.15	1.20	1.10	1.21	1.20	1.18	1.25	1.18					1.19
# Units Sold	11	4	8	3	5	13	14	14					72
Active Listings	8	9	12	17	22	17	14	20					15
Under Contracts	10	13	22	29	28	29	22	10					20

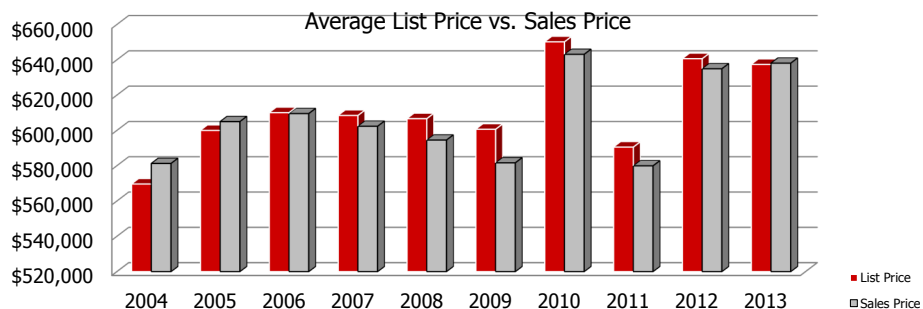
Flashback! YTD 2013 vs YTD 2014

	2013	2014	% Change
Days on Market	30	37	25.44%
Sales Price	\$656,860	\$738,277	12.39%
Sales Price as a % of List Price	100.13%	100.35%	0.22%



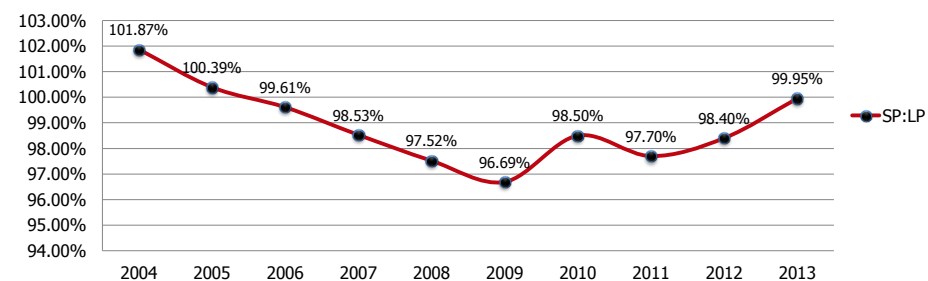
	2013	2014	% Change
# Units Sold	67	72	7.46%
Active Listings	20	20	0.00%
Under Contracts	10	10	0.00%

Millburn 2004-2013



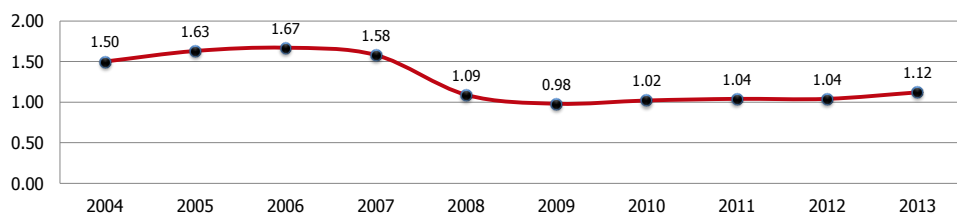
Millburn 2004-2013

2004-2012 Sales Price to List Price Ratios



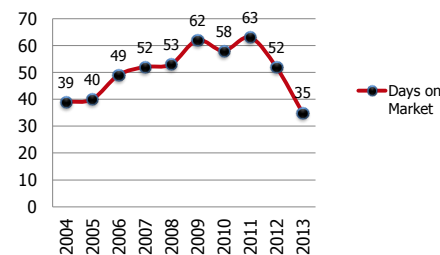
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
LP	\$569,609	\$599,980	\$610,041	\$608,441	\$606,636	\$600,629	\$650,173	\$590,527	\$640,603	\$637,344
SP	\$581,274	\$604,983	\$609,523	\$602,349	\$594,510	\$581,626	\$643,078	\$579,916	\$634,919	\$638,079

Sales Price to Assessed Value Ratio



*2007 Tax Re-evaluation

2004-2013 Average Days on Market



2004-2013 Number of Units Sold

