

Millburn

July 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	OneFloor	1	1.0	31	\$238,000	\$238,000	\$230,000	96.64%	\$245,600	0.94
2	29 Cypress Street	SplitLev	4	2.0	29	\$540,000	\$540,000	\$520,000	96.30%	\$488,800	1.06
3	6 Cape Court	CapeCod	3	2.1	62	\$699,000	\$619,000	\$619,000	100.00%	\$426,300	1.45
4	19 Evergreen Terrace	Ranch	3	2.1	17	\$629,000	\$629,000	\$655,127	104.15%	\$545,000	1.20
5	39 Old Short Hills Road	Victrian	4	1.1	12	\$649,000	\$649,000	\$700,000	107.86%	\$656,800	1.07
6	28 Bailey Road	Colonial	4	1.1	9	\$719,000	\$719,000	\$752,000	104.59%	\$602,500	1.25
7	91 Mountainview Road	Colonial	4	1.2	13	\$789,000	\$789,000	\$760,000	96.32%	\$611,000	1.24
8	58 Whittingham Terrace	Colonial	4	2.2	10	\$890,000	\$890,000	\$890,500	100.06%	\$777,900	1.14
9	66 Undercliff Road	Colonial	4	2.1	9	\$895,000	\$895,000	\$961,000	107.37%	\$658,000	1.46
10	823 Ridgewood Road	SplitLev	4	2.1	21	\$899,000	\$899,000	\$882,500	98.16%	\$638,600	1.38
11	76 Mountain Avenue	Colonial	5	3.2	79	\$1,175,000	\$999,990	\$999,000	99.90%	\$675,000	1.48
12	198 Sagamore Road	Colonial	6	5.1	44	\$1,295,000	\$1,195,000	\$1,270,000	106.28%	\$874,100	1.45
13	212 Sagamore Road	Colonial	5	3.1	23	\$1,350,000	\$1,350,000	\$1,340,000	99.26%	\$1,415,600	0.95
14	90 Chestnut Street	Colonial	6	4.1	10	\$1,649,000	\$1,649,000	\$1,675,000	101.58%	\$1,131,700	1.48
AVERAGE					26	\$886,857	\$861,499	\$875,295	101.32%		1.25

"ACTIVE" LISTINGS IN MILLBURN

Number of Units: 14
Average List Price: \$750,357
Average Days on Market: 44

"UNDER CONTRACT" LISTINGS IN MILLBURN

Number of Units: 22
Average List Price: \$621,168
Average Days on Market: 36

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						37
List Price	\$591,290	\$764,000	\$692,863	\$802,967	\$839,200	\$761,762	\$861,499						\$755,800
Sales Price	\$582,355	\$777,250	\$675,125	\$796,333	\$846,000	\$767,077	\$875,295						\$757,521
Sales Price as a % of List Price	98.76%	101.76%	97.45%	100.06%	100.53%	100.73%	101.32%						100.09%
Sales Price to Assessed Value	1.15	1.20	1.10	1.21	1.20	1.18	1.25						1.19
# Units Sold	11	4	8	3	5	13	14						58
Active Listings	8	9	12	17	22	17	14						14
Under Contracts	10	13	22	29	28	29	22						22

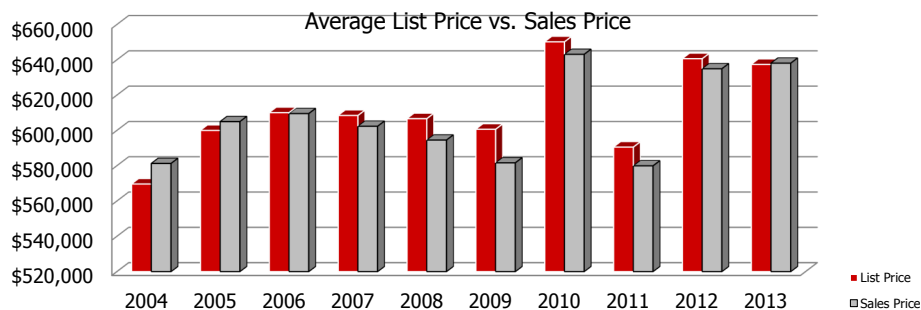
Flashback! YTD 2013 vs YTD 2014

	2013	2014	% Change
Days on Market	31	37	17.65%
Sales Price	\$659,491	\$757,521	14.86%
Sales Price as a % of List Price	99.15%	100.09%	0.94%



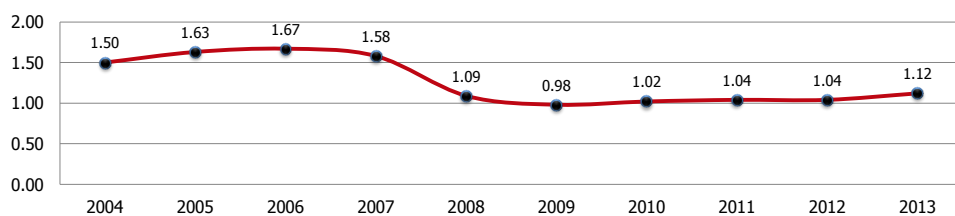
	2013	2014	% Change
# Units Sold	54	58	7.41%
Active Listings	24	14	-41.67%
Under Contracts	15	22	46.67%

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

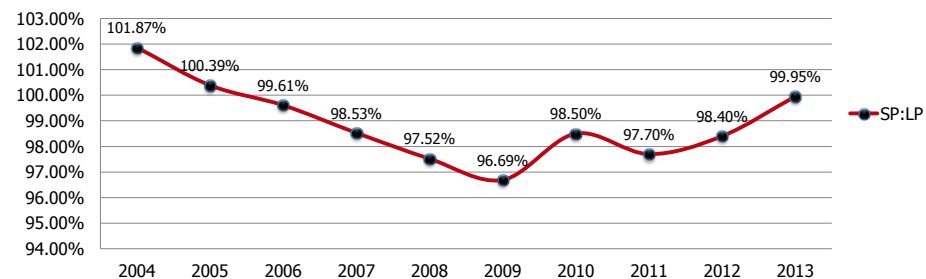
Sales Price to Assessed Value Ratio



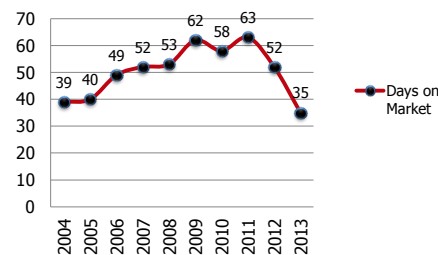
*2007 Tax Re-evaluation

Millburn 2004-2013

2004-2012 Sales Price to List Price Ratios



2004-2013 Average Days on Market



2004-2013 Number of Units Sold

