

# Millburn

## September 2014 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	26 Oakdale Avenue	Colonial	3	1.1	14	\$499,000	\$499,000	\$560,000	112.22%	\$515,300	1.09
2	132 Glen Avenue	CapeCod	4	2.1	15	\$650,000	\$650,000	\$625,000	96.15%	\$533,100	1.17
3	90 Mountain Avenue	Custom	5	4.2	29	\$1,425,000	\$1,425,000	\$1,400,000	98.25%	\$1,250,800	1.12
AVERAGE					19	\$858,000	\$858,000	\$861,667	102.21%		1.13

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

**Number of Units:** 22  
**Average List Price:** \$715,173  
**Average Days on Market:** 47

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

**Number of Units:** 18  
**Average List Price:** \$635,161  
**Average Days on Market:** 41

# 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	19				37
List Price	\$591,290	\$764,000	\$692,863	\$802,967	\$839,200	\$761,762	\$861,499	\$645,779	\$858,000				\$739,128
Sales Price	\$582,355	\$777,250	\$675,125	\$796,333	\$846,000	\$767,077	\$875,295	\$659,929	\$861,667				\$743,279
Sales Price as a % of List Price	98.76%	101.76%	97.45%	100.06%	100.53%	100.73%	101.32%	101.40%	102.21%				100.42%
Sales Price to Assessed Value	1.15	1.20	1.10	1.21	1.20	1.18	1.25	1.18	1.13				1.18
# Units Sold	11	4	8	3	5	13	14	14	3				75
Active Listings	8	9	12	17	22	17	14	20	22				16
Under Contracts	10	13	22	29	28	29	22	10	18				20

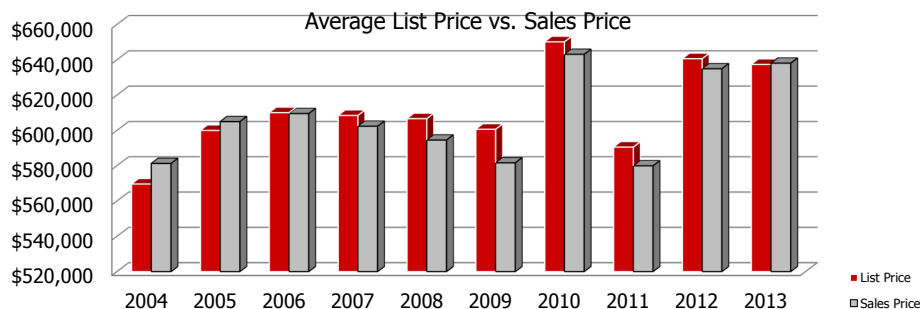
## Flashback! YTD 2013 vs YTD 2014

	2013	2014	% Change
Days on Market	29	37	23.83%
Sales Price	\$654,309	\$743,279	13.60%
Sales Price as a % of List Price	100.24%	100.42%	0.18%



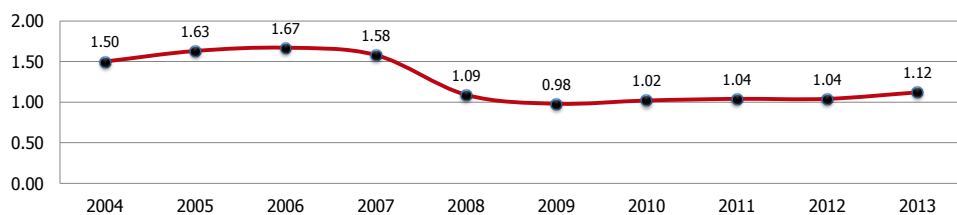
	2013	2014	% Change
# Units Sold	70	75	7.14%
Active Listings	24	22	-8.33%
Under Contracts	13	18	38.46%

## 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

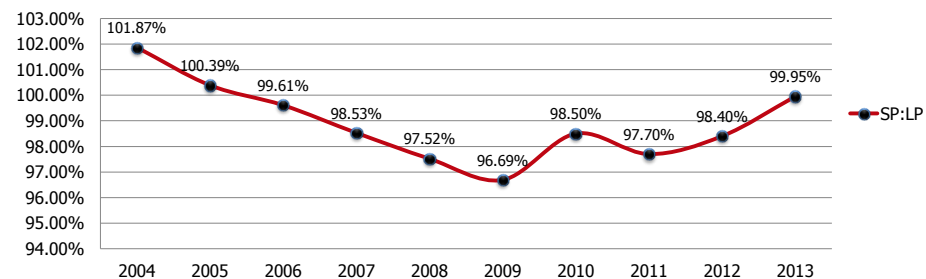
## Sales Price to Assessed Value Ratio



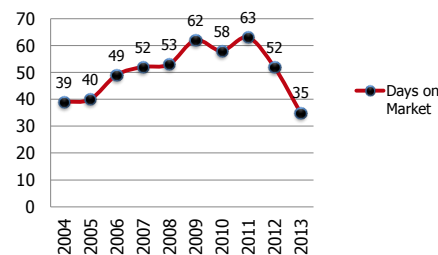
\*2007 Tax Re-evaluation

## Millburn 2004-2013

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



### 2004-2013 Average Days on Market



### 2004-2013 Number of Units Sold

