

Millburn

November 2014 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	42 Mountainview Road	Tudor	3	2.1	138	\$799,000	\$799,000	\$725,000	90.74%	\$770,600	0.94
2	193 Sagamore Road	Colonial	4	2.2	92	\$999,000	\$999,000	\$999,000	100.00%	\$922,900	1.08
3	875 Ridgewood Road	Tudor	3	2.1	18	\$729,000	\$729,000	\$720,000	98.77%	\$706,700	1.02
4	88 Cedar Street	Colonial	3	1.1	11	\$725,000	\$725,000	\$762,000	105.10%	\$705,900	1.08
5	6 Norwood Terrace	Ranch	4	3.0	9	\$589,000	\$589,000	\$590,000	100.17%	\$487,800	1.21
6	86 Locust Avenue	Colonial	4	2.1	0	\$899,000	\$899,000	\$930,000	103.45%	\$699,800	1.33
AVERAGE					45	\$790,000	\$790,000	\$787,667	99.70%		1.11

"ACTIVE" LISTINGS IN MILLBURN

Number of Units: 13
Average List Price: \$775,231
Average Days on Market: 66

"UNDER CONTRACT" LISTINGS IN MILLBURN

Number of Units: 16
Average List Price: \$582,681
Average Days on Market: 49

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Not intended to solicit a property already listed.

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

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	16	45		36
List Price	\$591,290	\$764,000	\$692,863	\$802,967	\$839,200	\$761,762	\$861,499	\$645,779	\$858,000	\$742,000	\$790,000		\$742,899
Sales Price	\$582,355	\$777,250	\$675,125	\$796,333	\$846,000	\$767,077	\$875,295	\$659,929	\$861,667	\$723,750	\$787,667		\$745,520
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%	96.97%	99.70%		100.21%
Sales Price to Assessed Value	1.15	1.20	1.10	1.21	1.20	1.18	1.25	1.18	1.13	1.33	1.11		1.18
# Units Sold	11	4	8	3	5	13	14	14	3	4	6		85
Active Listings	8	9	12	17	22	17	14	20	22	15	13		15
Under Contracts	10	13	22	29	28	29	22	10	18	20	16		20

Flashback! YTD 2013 vs YTD 2014

	2013	2014	% Change
Days on Market	34	85	146.55%
Sales Price	\$637,720	\$745,520	16.90%
Sales Price as a % of List Price	99.84%	100.21%	0.36%



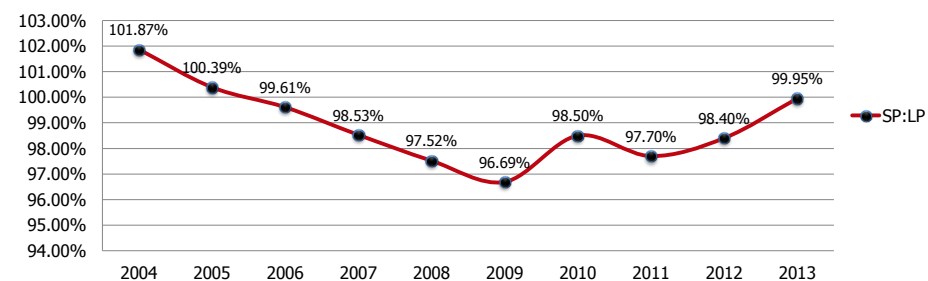
	2013	2014	% Change
# Units Sold	82	85	3.66%
Active Listings	12	13	8.33%
Under Contracts	17	16	-5.88%

Millburn 2004-2013



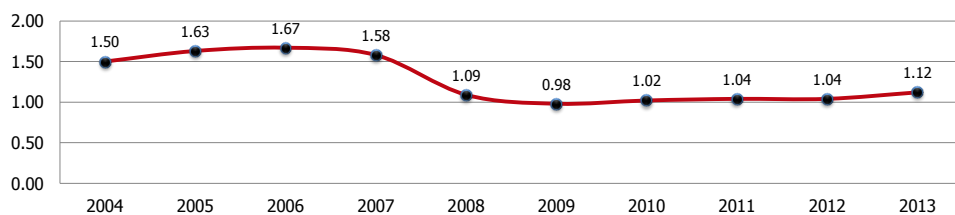
Millburn 2004-2013

2004-2012 Sales Price to List Price Ratios

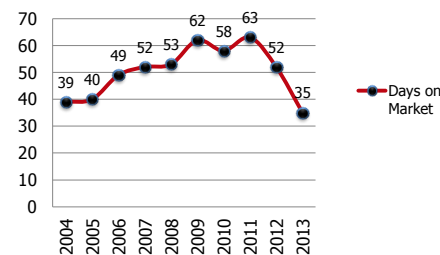


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
LP	\$569,609	\$599,980	\$610,041	\$608,441	\$606,636	\$600,629	\$650,173	\$590,527	\$640,603	\$637,344
SP	\$581,274	\$604,983	\$609,523	\$602,349	\$594,510	\$581,626	\$643,078	\$579,916	\$634,919	\$638,079

Sales Price to Assessed Value Ratio



2004-2013 Average Days on Market



2004-2013 Number of Units Sold

