

Millburn

March 2015 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	176 Millburn Avenue 7	OneFloor	1	1.0	171	\$259,900	\$230,000	\$218,500	95.00%	\$285,700	0.76
2	48A Lakeside Drive	FirstFlr	1	1.0	76	\$255,000	\$255,000	\$230,000	90.20%	\$253,300	0.91
3	47 Milton Street	FixrUppr	3	1.1	169	\$499,000	\$450,000	\$450,000	100.00%	\$473,500	0.95
4	33 Rosedale Avenue	CapeCod	2	2.0	14	\$469,000	\$469,000	\$500,000	106.61%	\$432,300	1.16
5	439 Wyoming Avenue	Colonial,	3	1.2	23	\$699,000	\$699,000	\$685,000	98.00%	\$594,600	1.15
6	7 Undercliff Road	Tudor	3	1.1	8	\$699,000	\$699,000	\$735,750	105.26%	\$659,000	1.12
7	9 Reeves Circle	Colonial	3	3.0	56	\$799,000	\$779,000	\$775,000	99.49%	\$622,000	1.25
8	87 Elm Street	Colonial	5	2.2	1	\$1,295,000	\$1,295,000	\$1,160,000	89.58%	\$953,400	1.22
AVERAGE					65	\$621,863	\$609,500	\$594,281	98.02%		1.06

"ACTIVE" LISTINGS IN MILLBURN

Number of Units: 16
Average List Price: \$880,094
Average Days on Market: 75

"UNDER CONTRACT" LISTINGS IN MILLBURN

Number of Units: 17
Average List Price: \$714,465
Average Days on Market: 40

Millburn 2015 Year to Date Market Trends

	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	64	89	65										66
List Price	\$550,250	\$649,000	\$609,500										\$594,308
Sales Price	\$526,625	\$635,000	\$594,281										\$576,596
Sales Price as a % of List Price	93.61%	97.84%	98.02%										96.65%
Sales Price to Assessed Value	1.08	1.26	1.06										1.08
# Units Sold	4	1	8										13
Active Listings	15	15	16										15
Under Contracts	11	18	17										15

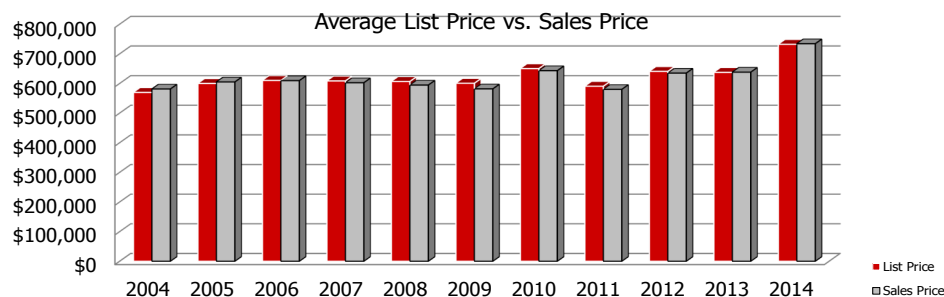
Flashback! YTD 2014 vs YTD 2015

	2014	2015	% Change
Days on Market	63	66	5.51%
Sales Price	\$651,525	\$576,596	-11.50%
Sales Price as a % of List Price	98.83%	96.65%	-2.21%



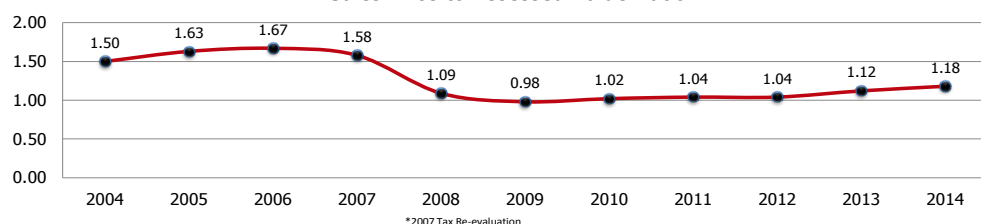
	2014	2015	% Change
# Units Sold	23	13	-43.48%
Active Listings	12	16	33.33%
Under Contracts	22	17	-22.73%

Millburn Yearly Market Trends



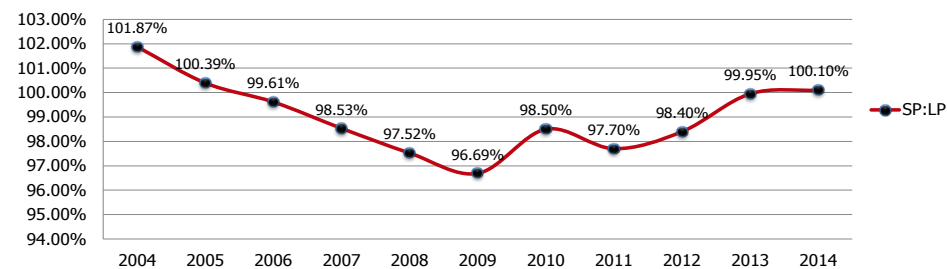
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
LP	\$569,609	\$599,980	\$610,041	\$608,441	\$606,636	\$600,629	\$650,173	\$590,527	\$640,603	\$637,344	\$731,984
SP	\$581,274	\$604,983	\$609,523	\$602,349	\$594,510	\$581,626	\$643,078	\$579,916	\$634,919	\$638,079	\$734,040

Sales Price to Assessed Value Ratio

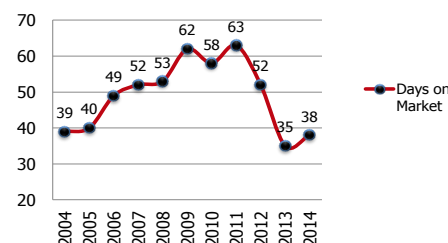


Millburn Yearly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

