

Millburn

April 2015 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	721 Ridgewood Road	Colonial	3	2.0	18	\$569,000	\$569,000	\$610,000	107.21%	\$450,100	1.36
2	19 Beech Terrace	Tudor	3	3.0	43	\$625,000	\$625,000	\$620,000	99.20%	\$821,700	0.75
3	858 Ridgewood Road	Colonial	4	2.1	134	\$675,000	\$675,000	\$628,000	93.04%	\$645,500	0.97
4	181 Sagamore Road	Lot	0	0.0	22	\$599,000	\$599,000	\$658,000	109.85%	\$479,100	1.37
5	30 Old Short Hills Road	Colonial	4	2.2	15	\$875,000	\$875,000	\$850,000	97.14%	\$738,100	1.15
6	30A Willow Street	TwnEndUn	4	4.1	64	\$999,000	\$999,000	\$935,000	93.59%		
7	162 Myrtle Avenue	Tudor	4	2.1	7	\$850,000	\$850,000	\$952,500	112.06%	\$696,900	1.37
8	83 Pine Street	Colonial	4	3.2	9	\$1,250,000	\$1,250,000	\$1,325,000	106.00%	\$1,045,000	1.27
AVERAGE					39	\$805,250	\$805,250	\$822,313	102.26%		1.18

"ACTIVE" LISTINGS IN MILLBURN

Number of Units: 11
Average List Price: \$759,045
Average Days on Market: 52

"UNDER CONTRACT" LISTINGS IN MILLBURN

Number of Units: 22
Average List Price: \$862,791
Average Days on Market: 39

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	39									56
List Price	\$550,250	\$649,000	\$609,500	\$805,250									\$674,667
Sales Price	\$526,625	\$635,000	\$594,281	\$822,313									\$670,202
Sales Price as a % of List Price	93.61%	97.84%	98.02%	102.26%									98.79%
Sales Price to	1.08	1.26	1.06	1.18									1.12
# Units Sold	4	1	8	8									21
Active Listings	15	15	16	11									14
Under Contracts	11	18	17	22									17

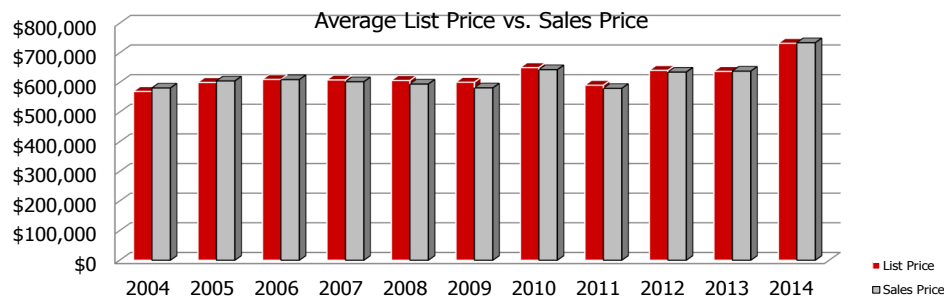
Flashback! YTD 2014 vs YTD 2015

	2014	2015	% Change
Days on Market	58	56	-2.89%
Sales Price	\$668,902	\$670,202	0.19%
Sales Price as a % of List Price	98.98%	98.79%	-0.19%



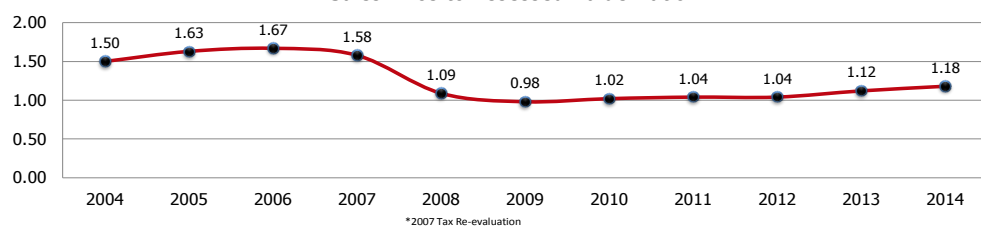
	2014	2015	% Change
# Units Sold	26	21	-19.23%
Active Listings	17	11	-35.29%
Under Contracts	29	22	-24.14%

Millburn Yearly Market Trends



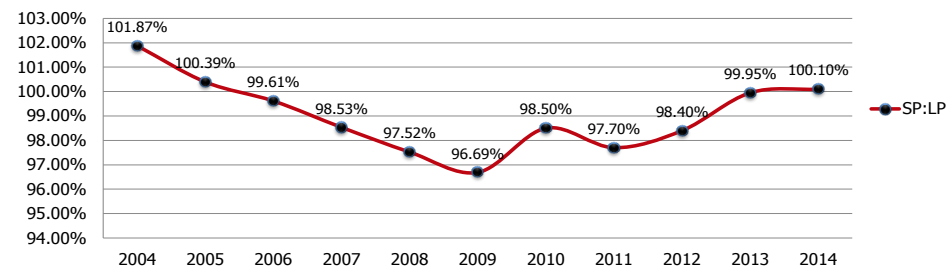
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
LP	\$569,609	\$599,980	\$610,041	\$608,441	\$606,636	\$600,629	\$650,173	\$590,527	\$640,603	\$637,344	\$731,984
SP	\$581,274	\$604,983	\$609,523	\$602,349	\$594,510	\$581,626	\$643,078	\$579,916	\$634,919	\$638,079	\$734,040

Sales Price to Assessed Value Ratio

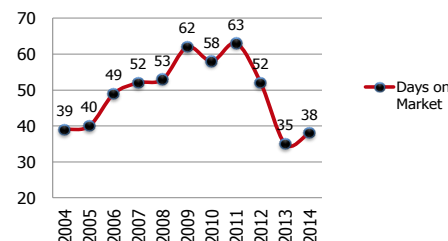


Millburn Yearly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

