

Millburn

July 2015 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	111	\$269,000	\$259,000	\$240,000	92.66%	\$253,300	0.95
2	36 A Lakeside Drive	OneFloor	1	1.0	36	\$279,000	\$279,000	\$270,000	96.77%	\$253,300	1.07
3	94 Cypress Street	Colonial	3	2.0	3	\$625,000	\$625,000	\$633,000	101.28%	\$607,700	1.04
4	20 Duncan Street	Colonial	3	2.1	22	\$650,000	\$650,000	\$665,000	102.31%	\$478,300	1.39
5	10 Undercliff Road	Tudor	3	1.1	67	\$718,000	\$718,000	\$705,000	98.19%	\$612,700	1.15
6	68 Mountainview Road	Colonial	4	2.1	12	\$688,000	\$688,000	\$730,000	106.10%	\$550,300	1.33
7	126 Cypress Street	RanchExp	3	2.1	9	\$699,000	\$699,000	\$783,000	112.02%	\$705,000	1.11
8	22 Farview Road	Contemp	4	3.1	8	\$1,749,500	\$1,749,500	\$1,800,000	102.89%	\$1,188,400	1.51
AVERAGE					34	\$709,688	\$708,438	\$728,250	101.53%		1.19

"ACTIVE" LISTINGS IN MILLBURN

Number of Units: 23
Average List Price: \$849,000
Average Days on Market: 47

"UNDER CONTRACT" LISTINGS IN MILLBURN

Number of Units: 21
Average List Price: \$728,662
Average Days on Market: 66

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	15	39	34						43
List Price	\$550,250	\$649,000	\$609,500	\$805,250	\$824,400	\$794,308	\$708,438						\$729,436
Sales Price	\$526,625	\$635,000	\$594,281	\$822,313	\$863,365	\$793,000	\$728,250						\$734,597
Sales Price as a % of List Price	93.61%	97.84%	98.02%	102.26%	104.39%	100.13%	101.53%						100.22%
Sales Price to Assessed Value	1.08	1.26	1.06	1.18	1.36	1.20	1.19						1.18
# Units Sold	4	1	8	8	5	13	8						47
Active Listings	15	15	16	11	27	26	23						19
Under Contracts	11	18	17	22	19	19	21						18

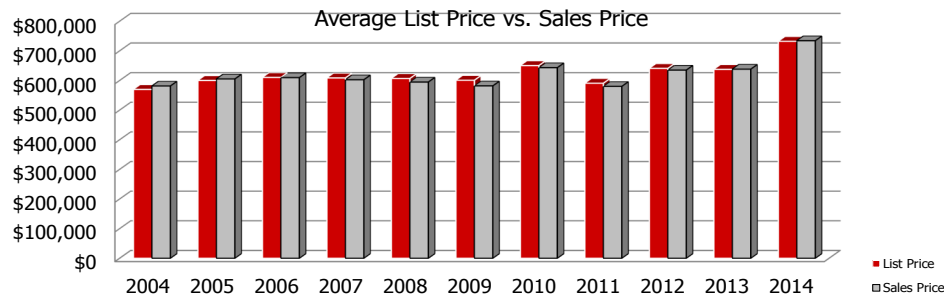
Flashback! YTD 2014 vs YTD 2015

	2014	2015	% Change
Days on Market	37	43	16.77%
Sales Price	\$757,521	\$734,597	-3.03%
Sales Price as a % of List Price	100.09%	100.22%	0.13%



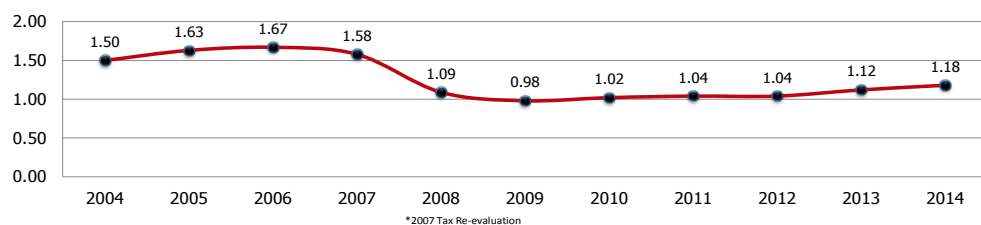
	2014	2015	% Change
# Units Sold	58	47	-18.97%
Active Listings	14	23	64.29%
Under Contracts	22	21	-4.55%

Millburn Yearly Market Trends



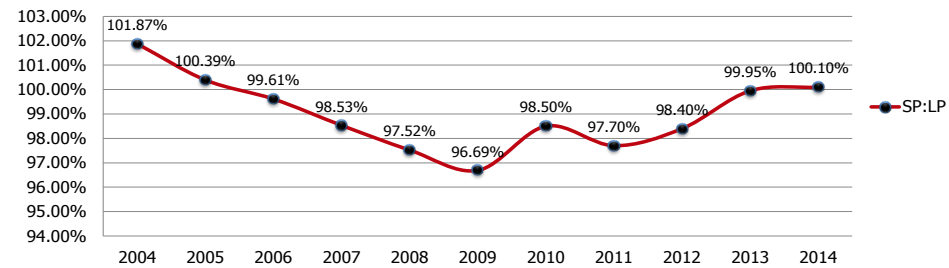
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
LP	\$569,609	\$599,980	\$610,041	\$608,441	\$606,636	\$600,629	\$650,173	\$590,527	\$640,603	\$637,344	\$731,984
SP	\$581,274	\$604,983	\$609,523	\$602,349	\$594,510	\$581,626	\$643,078	\$579,916	\$634,919	\$638,079	\$734,040

Sales Price to Assessed Value Ratio

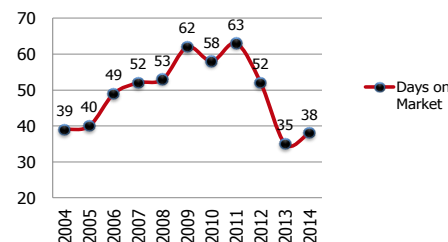


Millburn Yearly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

