

Millburn

August 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	TwnIntUn	1	1.0	30	\$269,000	\$269,000	\$250,000	92.94%	\$210,900	1.19
2	112 Myrtle Avenue	Colonial	3	1.0	322	\$399,900	\$399,000	\$380,000	95.24%	\$396,300	0.96
3	270 C Main Street	OneFloor	2	1.0	15	\$429,000	\$429,000	\$425,000	99.07%		
4	21 Rahway Road	Colonial	3	1.1	28	\$600,000	\$600,000	\$540,000	90.00%	\$576,200	0.94
5	736 Ridgewood Road	Colonial	3	2.1	14	\$575,000	\$575,000	\$585,000	101.74%	\$500,600	1.17
6	21 Eedgewood Terrace	CapeCod	3	2.0	15	\$599,000	\$599,000	\$620,000	103.51%	\$464,500	1.33
7	44 Whittingham Terrace	Colonial	3	1.2	12	\$699,000	\$699,000	\$720,000	103.00%	\$585,800	1.23
8	28 Edgewood Terrace	Colonial	4	3.1	32	\$825,000	\$775,000	\$800,000	103.23%	\$645,800	1.24
9	131 Greenwood Drive	Colonial	3	2.1	18	\$888,000	\$888,000	\$900,000	101.35%	\$674,300	1.33
10	2 Gilbert Place	Colonial	4	3.1	46	\$999,000	\$974,999	\$925,000	94.87%	\$707,500	1.31
11	39 Old Short Hills Road	Victrian	5	3.1	36	\$1,279,000	\$1,279,000	\$1,195,000	93.43%	\$656,800	1.82
12	53 Linden Street	Victrian	5	3.1	9	\$1,475,000	\$1,475,000	\$1,525,000	103.39%	\$699,600	2.18
13	152 Sagamore Road	Colonial	7	7.1	1	\$2,295,000	\$2,295,000	\$2,195,000	95.64%		
AVERAGE					44	\$871,685	\$865,923	\$850,769	98.26%		1.34

"ACTIVE" LISTINGS IN MILLBURN

Number of Units: 19
Average List Price: \$893,258
Average Days on Market: 57

"UNDER CONTRACT" LISTINGS IN MILLBURN

Number of Units: 15
Average List Price: \$665,893
Average Days on Market: 86

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	44					43
List Price	\$550,250	\$649,000	\$609,500	\$805,250	\$824,400	\$794,308	\$708,438	\$865,923					\$759,008
Sales Price	\$526,625	\$635,000	\$594,281	\$822,313	\$863,365	\$793,000	\$728,250	\$850,769					\$759,768
Sales Price as a % of List Price	93.61%	97.84%	98.02%	102.26%	104.39%	100.13%	101.53%	98.26%					99.80%
Sales Price to Assessed Value	1.08	1.26	1.06	1.18	1.36	1.20	1.19	1.34					1.21
# Units Sold	4	1	8	8	5	13	8	13					60
Active Listings	15	15	16	11	27	26	23	19					19
Under Contracts	11	18	17	22	19	19	21	15					18

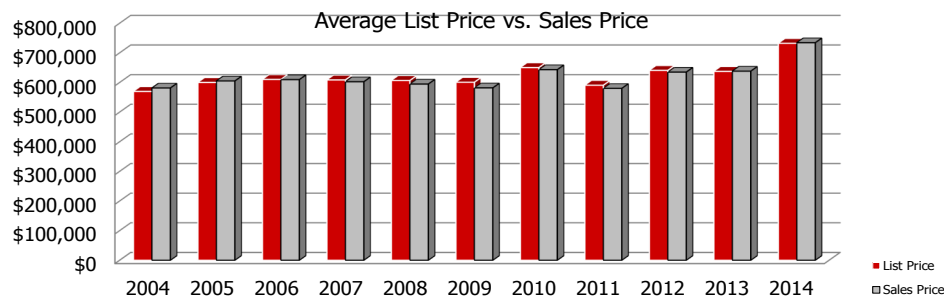
Flashback! YTD 2014 vs YTD 2015

	2014	2015	% Change
Days on Market	37	43	16.32%
Sales Price	\$738,277	\$759,768	2.91%
Sales Price as a % of List Price	100.35%	99.80%	-0.55%



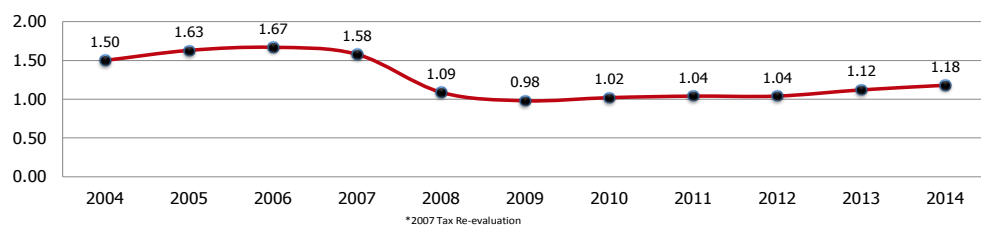
	2014	2015	% Change
# Units Sold	72	60	-16.67%
Active Listings	20	19	-5.00%
Under Contracts	10	15	50.00%

Millburn Yearly Market Trends



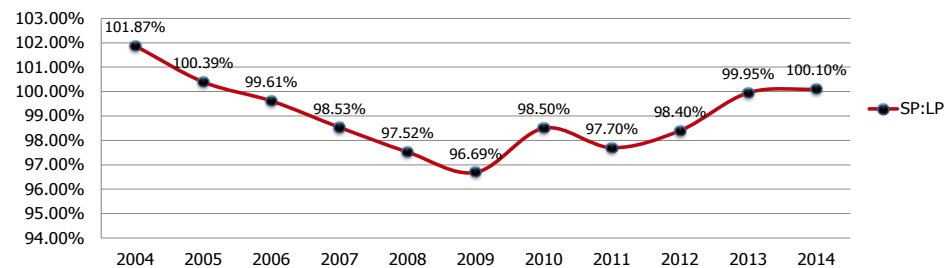
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
LP	\$569,609	\$599,980	\$610,041	\$608,441	\$606,636	\$600,629	\$650,173	\$590,527	\$640,603	\$637,344	\$731,984
SP	\$581,274	\$604,983	\$609,523	\$602,349	\$594,510	\$581,626	\$643,078	\$579,916	\$634,919	\$638,079	\$734,040

Sales Price to Assessed Value Ratio

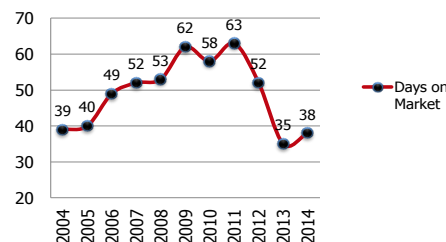


Millburn Yearly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

