

# Millburn

## October 2015 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	65 Willow Street	FixrUppr	3	2.0	14	\$450,000	\$450,000	\$440,000	97.78%	\$478,500	0.92
2	46 Maple Street	Colonial	4	1.1	29	\$699,000	\$699,000	\$675,000	96.57%	\$635,500	1.06
3	81 Mountain Avenue	Ranch	3	2.1	17	\$739,000	\$739,000	\$710,500	96.14%	\$725,800	0.98
4	16 Mountainview Road	Colonial	3	1.2	14	\$728,500	\$728,500	\$805,000	110.50%	\$643,400	1.25
5	34 Berkeley Road	Colonial	4	2.1	25	\$1,185,000	\$1,125,000	\$1,080,000	96.00%	\$714,800	1.51
AVERAGE					20	\$760,300	\$748,300	\$742,100	99.40%		1.14

### ***"ACTIVE"*** LISTINGS IN MILLBURN

**Number of Units:** 9  
**Average List Price:** \$890,322  
**Average Days on Market:** 107

### ***"UNDER CONTRACT"*** LISTINGS IN MILLBURN

**Number of Units:** 20  
**Average List Price:** \$778,640  
**Average Days on Market:** 94

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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 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	21	20			39
List Price	\$550,250	\$649,000	\$609,500	\$805,250	\$824,400	\$794,308	\$708,438	\$865,923	\$732,111	\$748,300			\$755,014
Sales Price	\$526,625	\$635,000	\$594,281	\$822,313	\$863,365	\$793,000	\$728,250	\$850,769	\$733,333	\$742,100			\$755,359
Sales Price as a % of List Price	93.61%	97.84%	98.02%	102.26%	104.39%	100.13%	101.53%	98.26%	99.95%	99.40%			99.79%
Sales Price to Assessed Value	1.08	1.26	1.06	1.18	1.36	1.20	1.19	1.34	1.28	1.14			1.21
# Units Sold	4	1	8	8	5	13	8	13	9	5			74
Active Listings	15	15	16	11	27	26	23	19	19	9			18
Under Contracts	11	18	17	22	19	19	21	15	12	20			17

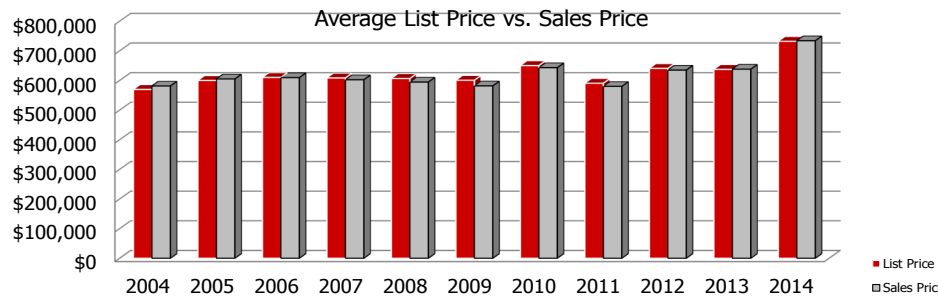
## Flashback! YTD 2014 vs YTD 2015

	2014	2015	% Change
Days on Market	35	39	10.17%
Sales Price	\$742,278	\$755,359	1.76%
Sales Price as a % of List Price	100.25%	99.79%	-0.46%

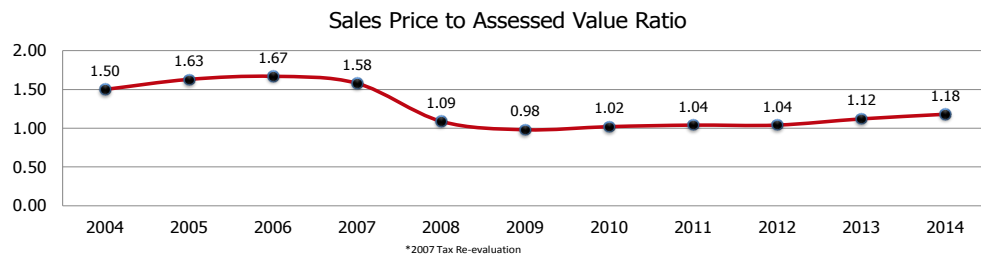


	2014	2015	% Change
# Units Sold	79	74	-6.33%
Active Listings	15	9	-40.00%
Under Contracts	20	20	0.00%

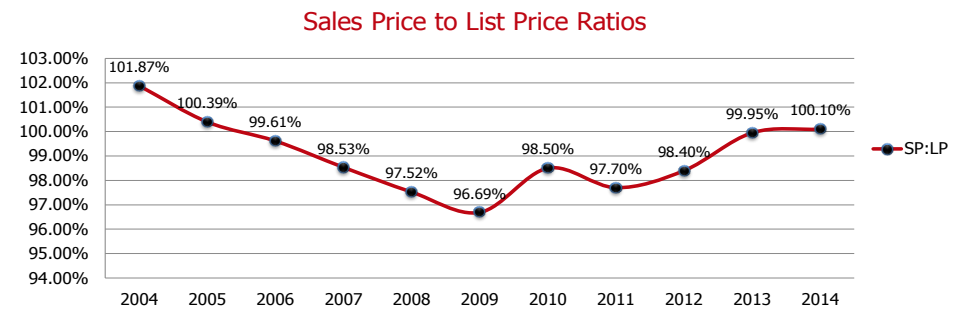
## Millburn Yearly Market Trends



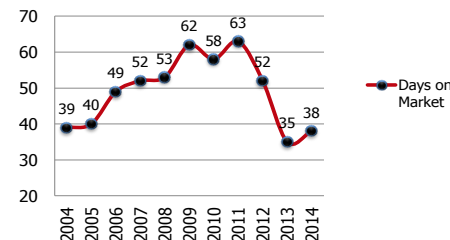
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
LP	\$569,609	\$599,980	\$610,041	\$608,441	\$606,636	\$600,629	\$650,173	\$590,527	\$640,603	\$637,344	\$731,984
SP	\$581,274	\$604,983	\$609,523	\$602,349	\$594,510	\$581,626	\$643,078	\$579,916	\$634,919	\$638,079	\$734,040



## Millburn Yearly Market Trends



### Average Days on Market



### Number of Units Sold

