

Millburn

September 2015 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	24 Reeve Circle	Colonial	4	3.0	13	\$688,000	\$688,000	\$688,000	100.00%	\$615,200	1.12
2	34A Taylor Street	TwnEndUn	4	3.1	55	\$949,000	\$919,000	\$850,000	92.49%		
3	110 Sagamore Road	Tudor	5	2.1	23	\$1,185,000	\$1,185,000	\$1,200,000	101.27%	\$869,100	1.38
4	270 A Main Street	MultiFlr	3	2.1	15	\$549,000	\$549,000	\$545,000	99.27%		
5	270 B Main Street	MultiFlr	3	2.1	23	\$549,000	\$549,000	\$535,000	97.45%		
6	519 Wyoming Avenue	Colonial	5	4.0	9	\$790,000	\$790,000	\$925,000	117.09%	\$611,400	1.51
7	11 Bodwell Terrace	Colonial	3	2.0	29	\$749,000	\$749,000	\$737,000	98.40%	\$548,800	1.34
8	442 Millburn Avenue	Colonial	4	2.1	18	\$615,000	\$615,000	\$570,000	92.68%	\$462,500	1.23
9	448 Wyoming Avenue	Cottage	3	2.0	7	\$545,000	\$545,000	\$550,000	100.92%	\$500,000	1.10
AVERAGE					21	\$735,444	\$732,111	\$733,333	99.95%		1.28

"ACTIVE" LISTINGS IN MILLBURN

Number of Units: 19
Average List Price: \$854,311
Average Days on Market: 64

"UNDER CONTRACT" LISTINGS IN MILLBURN

Number of Units: 12
Average List Price: \$725,317
Average Days on Market: 133

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				40
List Price	\$550,250	\$649,000	\$609,500	\$805,250	\$824,400	\$794,308	\$708,438	\$865,923	\$732,111				\$755,500
Sales Price	\$526,625	\$635,000	\$594,281	\$822,313	\$863,365	\$793,000	\$728,250	\$850,769	\$733,333				\$756,320
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%				99.82%
Sales Price to Assessed Value	1.08	1.26	1.06	1.18	1.36	1.20	1.19	1.34	1.28				1.22
# Units Sold	4	1	8	8	5	13	8	13	9				69
Active Listings	15	15	16	11	27	26	23	19	19				19
Under Contracts	11	18	17	22	19	19	21	15	12				17

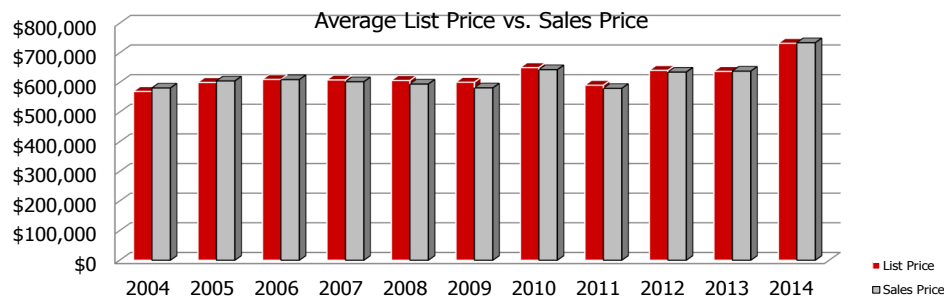
Flashback! YTD 2014 vs YTD 2015

	2014	2015	% Change
Days on Market	37	40	10.78%
Sales Price	\$743,279	\$756,320	1.75%
Sales Price as a % of List Price	118.24%	99.82%	-15.58%



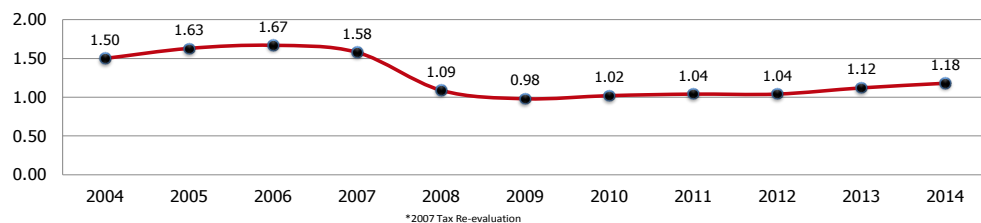
	2014	2015	% Change
# Units Sold	75	69	-8.00%
Active Listings	22	19	-13.64%
Under Contracts	18	12	-33.33%

Millburn Yearly Market Trends



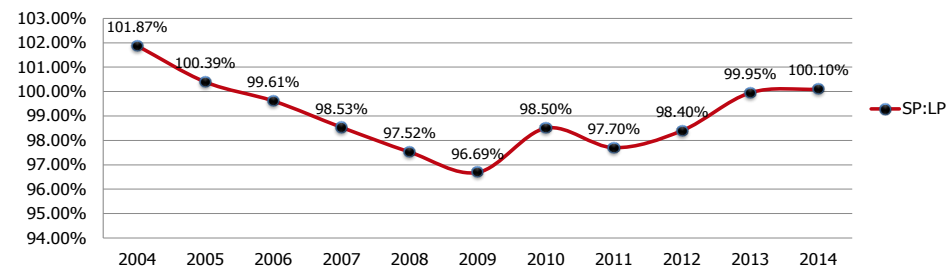
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
LP	\$569,609	\$599,980	\$610,041	\$608,441	\$606,636	\$600,629	\$650,173	\$590,527	\$640,603	\$637,344	\$731,984
SP	\$581,274	\$604,983	\$609,523	\$602,349	\$594,281	\$581,626	\$643,078	\$579,916	\$634,919	\$638,079	\$734,040

Sales Price to Assessed Value Ratio

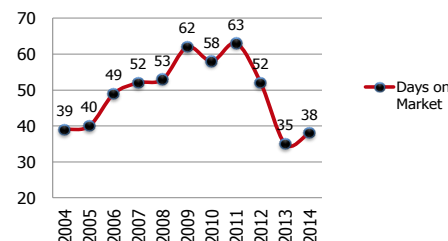


Millburn Yearly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

