

Millburn

February 2016 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	13 Cypress Street	Colonial	5	2.1	38	\$749,000	\$729,500	\$698,000	95.68%	\$571,300	1.22
2	31 S Mountain Road	Colonial	3	1.2	15	\$675,000	\$675,000	\$760,000	112.59%	\$630,000	1.21
AVERAGE					27	\$712,000	\$702,250	\$729,000	104.14%		1.21

"ACTIVE" LISTINGS IN MILLBURN

Number of Units: 28
Average List Price: \$865,139
Average Days on Market: 45

"UNDER CONTRACT" LISTINGS IN MILLBURN

Number of Units: 14
Average List Price: \$771,029
Average Days on Market: 91

Millburn 2016 Year to Date Market Trends

	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	50	27											42
List Price	\$631,725	\$702,250											\$655,233
Sales Price	\$606,000	\$729,000											\$647,000
Sales Price as a % of List Price	96.23%	104.14%											98.87%
Sales Price to Assessed Value	0.98	1.21											1.07
# Units Sold	4	2											6
Active Listings	16	28											22
Under Contracts	8	14											11

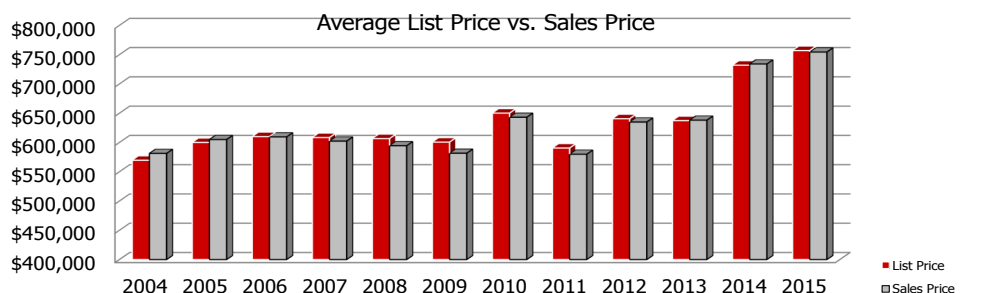
Flashback! YTD 2015 vs YTD 2016

	2015	2016	% Change
Days on Market	69	42	-39.02%
Sales Price	\$548,300	\$647,000	18.00%
Assessed Value to Sales Price	1.12	1.07	-3.89%

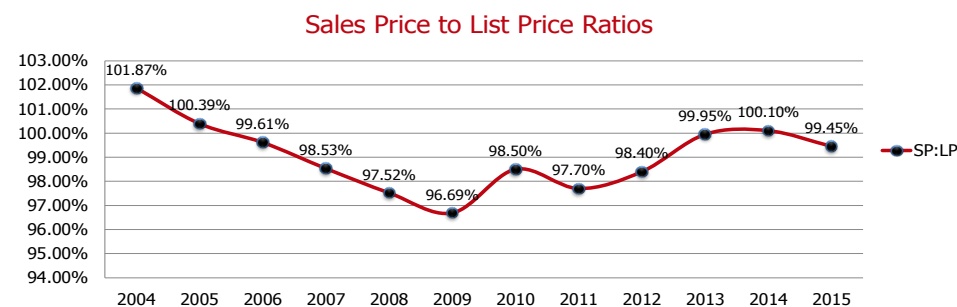


	2015	2016	% Change
# Units Sold	5	6	20.00%
Active Listings	15	28	86.67%
Under Contracts	18	14	-22.22%

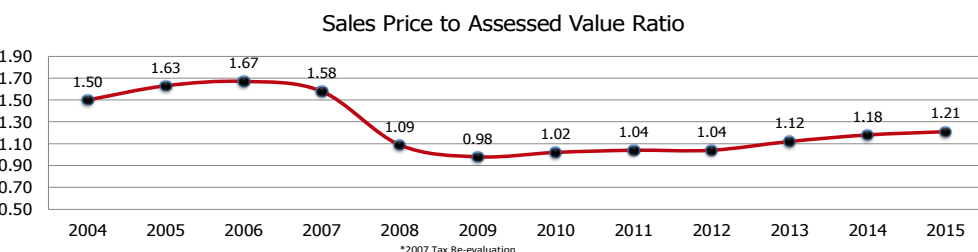
Millburn Yearly Market Trends



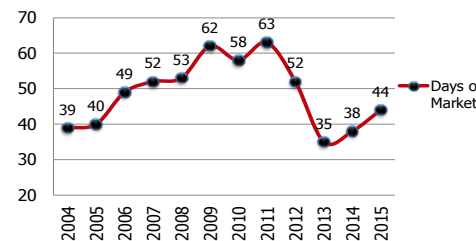
Millburn Yearly Market Trends



	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
LP	\$569,609	\$599,980	\$610,041	\$608,441	\$606,636	\$600,629	\$650,173	\$590,527	\$640,603	\$637,344	\$731,984	\$757,032
SP	\$581,274	\$604,983	\$609,523	\$602,349	\$594,510	\$581,626	\$643,078	\$579,916	\$634,919	\$638,079	\$734,040	\$754,490



Average Days on Market



Number of Units Sold

