

Millburn

April 2016 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 C	FirstFlr	1	1.0	41	\$240,000	\$240,000	\$240,000	100.00%	\$253,300	0.95
2	11 Cypress Street	Colonial	4	1.1	16	\$650,000	\$650,000	\$648,000	99.69%	\$561,600	1.15
3	65 Willow Street	CapeCod	3	3.0	28	\$674,000	\$674,000	\$685,000	101.63%	\$478,500	1.43
4	88 Pine Street	Tudor	3	2.1	11	\$759,000	\$759,000	\$769,000	101.32%	\$726,900	1.06
5	146 Sagamore Road	Colonial	4	2.0	20	\$829,000	\$829,000	\$775,000	93.49%	\$775,700	1.00
6	5 River Lane	Colonial	4	3.1	50	\$899,000	\$878,000	\$851,000	96.92%	\$685,000	1.24
7	50 Rector Street	Colonial	4	2.1	101	\$950,000	\$995,000	\$950,000	95.48%	\$502,900	1.89
8	97 Mountainview Road	Colonial	3	2.1	11	\$899,000	\$899,000	\$958,000	106.56%	\$678,400	1.41
9	24 Southern Slope Drive	Colonial	4	2.2	14	\$988,000	\$988,000	\$998,000	101.01%	\$681,300	1.46
10	28 Old Short Hills Road	Colonial	4	2.1	13	\$1,125,000	\$1,125,000	\$1,151,000	102.31%	\$774,300	1.49
AVERAGE					31	\$801,300	\$803,700	\$802,500	99.84%		1.31

"ACTIVE" LISTINGS IN MILLBURN

Number of Units: 25
Average List Price: \$862,700
Average Days on Market: 61

"UNDER CONTRACT" LISTINGS IN MILLBURN

Number of Units: 25
Average List Price: \$816,136
Average Days on Market: 58

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	27	31									34
List Price	\$631,725	\$702,250	\$848,000	\$803,700									\$763,811
Sales Price	\$606,000	\$729,000	\$818,333	\$802,500									\$755,895
Sales Price as a % of List Price	96.23%	104.14%	97.25%	99.84%									99.13%
Sales Price to Assessed Value	0.98	1.21	1.38	1.31									1.25
# Units Sold	4	2	3	10									19
Active Listings	16	28	25	25									24
Under Contracts	8	14	23	25									18

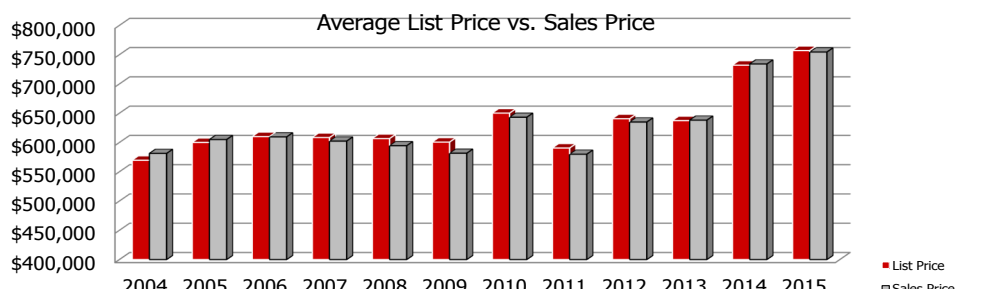
Flashback! YTD 2015 vs YTD 2016

	2015	2016	% Change
Days on Market	56	34	-39.88%
Sales Price	\$670,202	\$755,895	12.79%
Assessed Value to Sales Price	1.12	1.25	11.69%

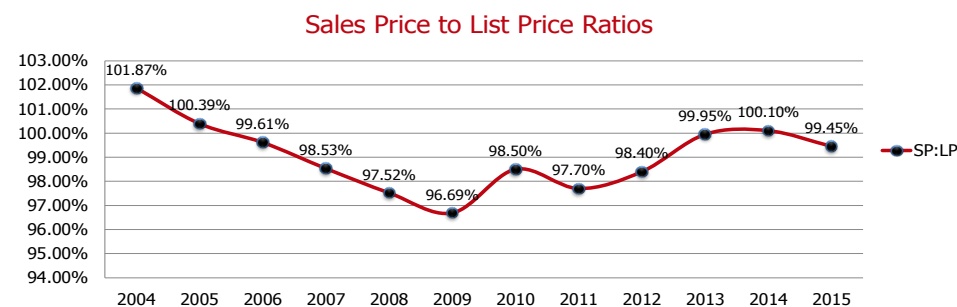


	2015	2016	% Change
# Units Sold	21	19	-9.52%
Active Listings	11	25	127.27%
Under Contracts	22	25	13.64%

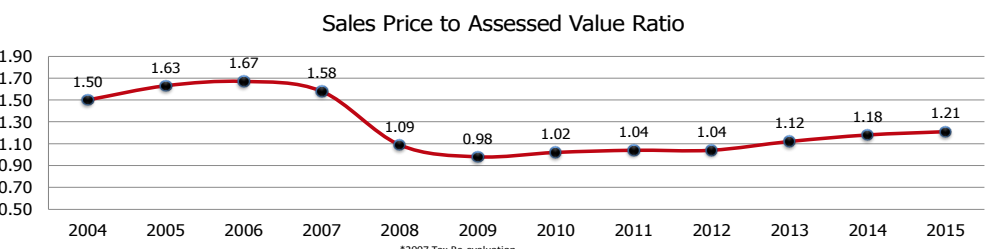
Millburn Yearly Market Trends



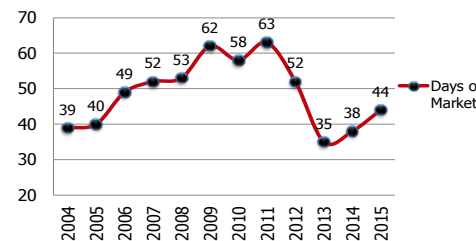
Millburn Yearly Market Trends



	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

