

Millburn

August 2016 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	34 B Lakeside Drive	OneFloor	1	1.0	31	\$268,800	\$268,800	\$250,000	93.01%	\$258,800	0.97
2	206 Main Street C318A	TwnIntUn	1	1.0	49	\$269,000	\$269,000	\$260,000	96.65%	\$210,900	1.23
3	46 Glen Avenue	Ranch	3	2.0	34	\$675,000	\$635,000	\$635,000	100.00%	\$446,200	1.42
4	48 Mechanic Street	TwnEndUn	3	4.1	25	\$799,000	\$799,000	\$740,000	92.62%		
5	506 Wyoming Avenue	Colonial	4	2.2	28	\$799,000	\$829,000	\$821,500	99.10%	\$451,400	1.82
6	39 Oval Road	SplitLev	3	2.1	56	\$945,000	\$850,000	\$835,000	98.24%	\$648,000	1.29
7	51 Linden Street	Colonial	4	2.1	8	\$850,000	\$850,000	\$852,000	100.24%	\$625,500	1.36
8	57 Mountainview Road	Colonial	3	2.1	15	\$899,000	\$899,000	\$932,000	103.67%	\$683,400	1.36
9	65A Mechanic Street	TwnEndUn	4	4.1	122	\$1,050,000	\$1,050,000	\$995,000	94.76%		
10	61B Mechanic Street	TwnEndUn	4	4.1	3	\$1,050,000	\$1,050,000	\$995,000	94.76%		
11	30 Berkeley Road	Colonial	4	3.1	20	\$998,000	\$998,000	\$1,020,000	102.20%	\$585,100	1.74
AVERAGE					36	\$782,073	\$772,527	\$757,773	97.75%		1.40

"ACTIVE" LISTINGS IN MILLBURN

Number of Units: 25
Average List Price: \$950,752
Average Days on Market: 109

"UNDER CONTRACT" LISTINGS IN MILLBURN

Number of Units: 12
Average List Price: \$720,408
Average Days on Market: 121

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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 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	28	17	33	36					31
List Price	\$631,725	\$702,250	\$848,000	\$803,700	\$689,643	\$750,188	\$814,990	\$772,527					\$763,438
Sales Price	\$606,000	\$729,000	\$818,333	\$802,500	\$697,624	\$751,375	\$810,086	\$757,773					\$758,050
Sales Price as a % of List Price	96.23%	104.14%	97.25%	99.84%	101.28%	99.97%	99.41%	97.75%					99.30%
Sales Price to	0.98	1.21	1.38	1.31	1.25	1.37	1.26	1.40					1.29
# Units Sold	4	2	3	10	7	8	10	11					55
Active Listings	16	28	25	25	30	31	23	25					25
Under Contracts	8	14	23	25	24	24	21	12					19

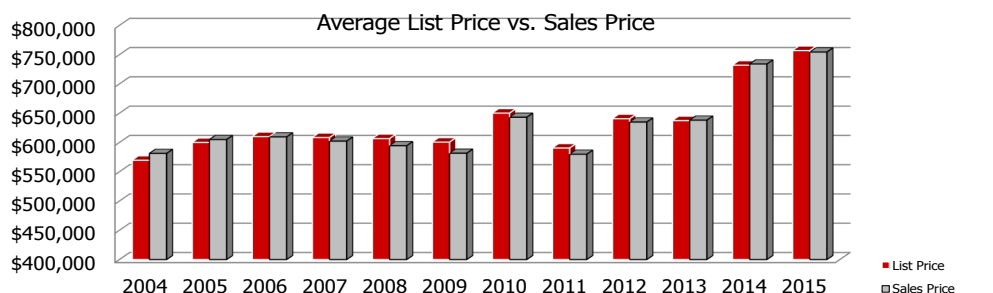
Flashback! YTD 2015 vs YTD 2016

	2015	2016	% Change
Days on Market	43	31	-28.85%
Sales Price	\$759,768	\$758,050	-0.23%
Assessed Value to Sales Price	1.21	1.29	7.00%

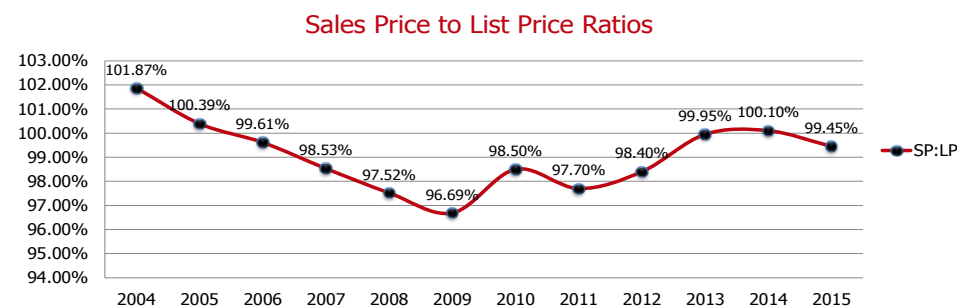


	2015	2016	% Change
# Units Sold	60	55	-8.33%
Active Listings	19	25	31.58%
Under Contracts	15	12	-20.00%

Millburn Yearly Market Trends

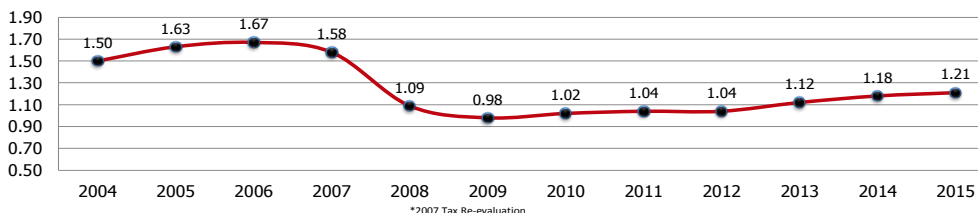


Millburn Yearly Market Trends

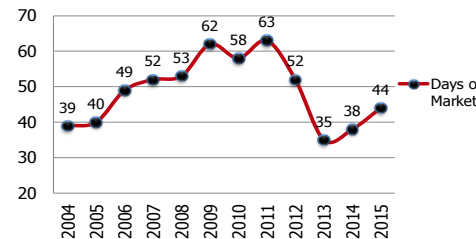


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
LP	\$569,609	\$599,980	\$610,041	\$608,441	\$606,636	\$600,629	\$650,173	\$590,527	\$640,603	\$637,344	\$731,984	\$757,032
SP	\$581,274	\$604,983	\$609,523	\$602,349	\$594,510	\$581,626	\$643,078	\$579,916	\$634,919	\$638,079	\$734,040	\$754,490

Sales Price to Assessed Value Ratio



Average Days on Market



Number of Units Sold

