

Millburn

January 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 68B	OneFloor	1	1.0	129	\$279,000	\$269,900	\$260,000	96.33%	\$258,800	1.00
2	97 Cypress Street	FixrUppr	5	1.1	11	\$599,000	\$599,000	\$580,000	96.83%	\$663,200	0.87
3	41 Greenwood Drive	Tudor	3	2.0	12	\$759,000	\$759,000	\$759,000	100.00%	\$713,200	1.06
4	19B Ocean Street	TwnEndUn	4	4.1	46	\$899,000	\$899,000	\$825,000	91.77%		
AVERAGE					50	\$634,000	\$631,725	\$606,000	96.23%		0.98

"ACTIVE" LISTINGS IN MILLBURN

Number of Units: 16
Average List Price: \$834,063
Average Days on Market: 48

"UNDER CONTRACT" LISTINGS IN MILLBURN

Number of Units: 8
Average List Price: \$805,425
Average Days on Market: 145

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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												50
List Price	\$631,725												\$631,725
Sales Price	\$606,000												\$606,000
Sales Price as a % of List Price	96.23%												96.23%
Sales Price to Assessed Value	0.98												0.98
# Units Sold	4												4
Active Listings	16												16
Under Contracts	8												8

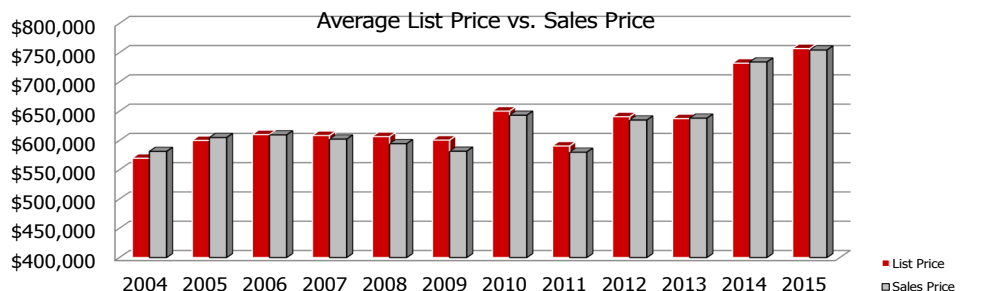
Flashback! YTD 2015 vs YTD 2016

	2015	2016	% Change
Days on Market	64	50	-22.05%
Sales Price	\$526,625	\$606,000	15.07%
Assessed Value to Sales Price	1.08	0.98	-9.30%

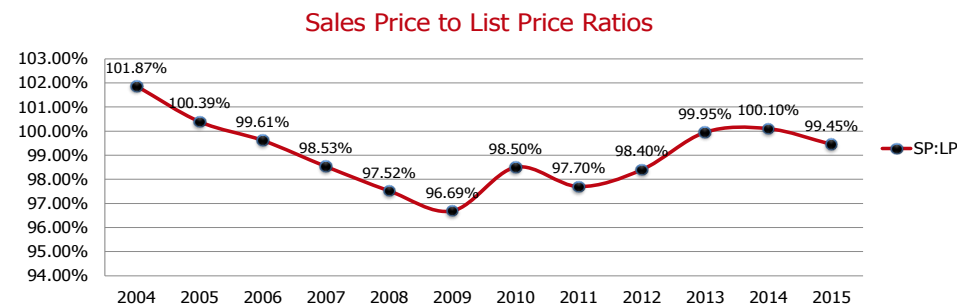


	2015	2016	% Change
# Units Sold	4	4	0.00%
Active Listings	15	16	6.67%
Under Contracts	11	8	-27.27%

Millburn Yearly Market Trends

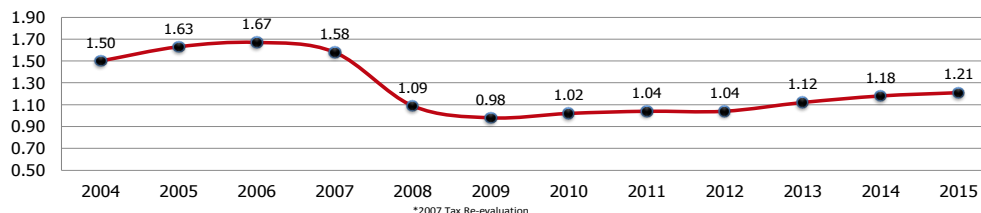


Millburn Yearly Market Trends

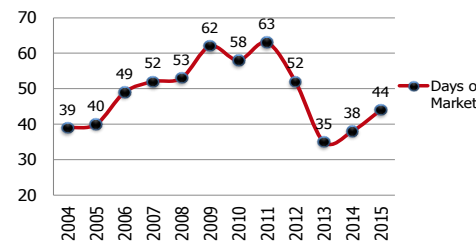


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
LP	\$569,609	\$599,980	\$610,041	\$608,441	\$606,636	\$600,629	\$650,173	\$590,527	\$640,603	\$637,344	\$731,984	\$757,032
SP	\$581,274	\$604,983	\$609,523	\$602,349	\$594,510	\$581,626	\$643,078	\$579,916	\$634,919	\$638,079	\$734,040	\$754,490

Sales Price to Assessed Value Ratio



Average Days on Market



Number of Units Sold

