

Millburn

July 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 Unit 11	OneFloor	1	1.0	36	\$249,900	\$249,900	\$238,500	95.44%	\$245,600	0.97
2	3 Oakdale Avenue	Colonial	3	1.1	51	\$578,000	\$543,000	\$528,000	97.24%	\$437,000	1.21
3	7 Oakdale Avenue	Colonial	3	1.1	10	\$579,000	\$579,000	\$579,000	100.00%	\$427,300	1.36
4	17 Reeve Circle	Colonial	3	2.1	36	\$775,000	\$775,000	\$755,000	97.42%	\$600,700	1.26
5	8 Duncan Street	Colonial	5	2.1	33	\$829,000	\$800,000	\$798,000	99.75%	\$597,200	1.34
6	91 Linden Street	Colonial	4	2.0	56	\$850,000	\$799,000	\$799,000	100.00%	\$662,100	1.21
7	8 Rahway Road	Colonial	3	2.1	23	\$828,000	\$828,000	\$804,360	97.14%	\$649,300	1.24
8	12 Parkview Drive	Colonial	5	2.2	9	\$929,000	\$929,000	\$999,000	107.53%	\$736,800	1.36
9	107 Greenwood Drive	Colonial	4	3.1	23	\$949,000	\$949,000	\$999,999	105.37%	\$662,900	1.51
10	59 Mountain Avenue	Custom	6	3.2	53	\$1,698,000	\$1,698,000	\$1,600,000	94.23%	\$1,408,900	1.14
AVERAGE					33	\$826,490	\$814,990	\$810,086	99.41%		1.26

"ACTIVE" LISTINGS IN MILLBURN

Number of Units: 23
Average List Price: \$936,035
Average Days on Market: 121

"UNDER CONTRACT" LISTINGS IN MILLBURN

Number of Units: 21
Average List Price: \$723,509
Average Days on Market: 87

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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						30
List Price	\$631,725	\$702,250	\$848,000	\$803,700	\$689,643	\$750,188	\$814,990						\$761,166
Sales Price	\$606,000	\$729,000	\$818,333	\$802,500	\$697,624	\$751,375	\$810,086						\$758,119
Sales Price as a % of List Price	96.23%	104.14%	97.25%	99.84%	101.28%	99.97%	99.41%						99.69%
Sales Price to Assessed Value	0.98	1.21	1.38	1.31	1.25	1.37	1.26						1.27
# Units Sold	4	2	3	10	7	8	10						44
Active Listings	16	28	25	25	30	31	23						25
Under Contracts	8	14	23	25	24	24	21						20

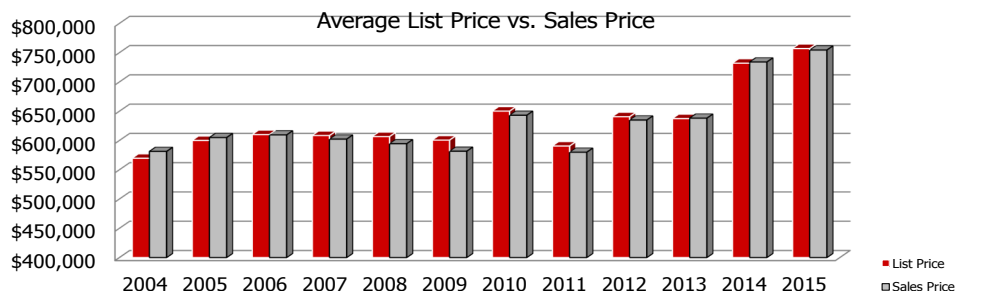
Flashback! YTD 2015 vs YTD 2016

	2015	2016	% Change
Days on Market	43	30	-31.11%
Sales Price	\$734,597	\$758,119	3.20%
Assessed Value to Sales Price	1.18	1.27	7.98%

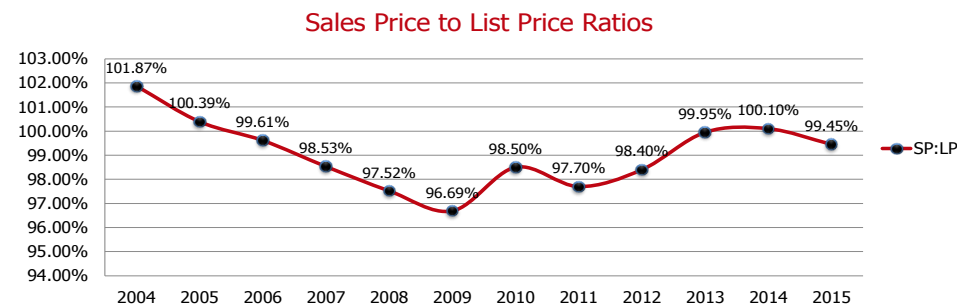


	2015	2016	% Change
# Units Sold	47	44	-6.38%
Active Listings	23	23	0.00%
Under Contracts	21	21	0.00%

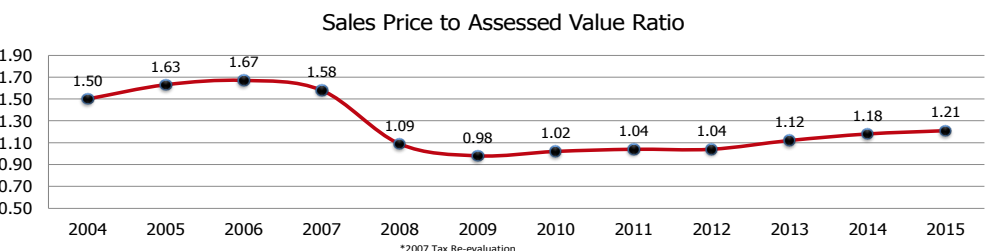
Millburn Yearly Market Trends



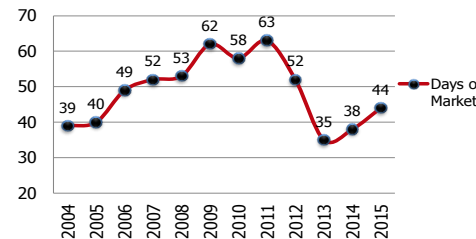
Millburn Yearly Market Trends



	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



Average Days on Market



Number of Units Sold

