

# Millburn

## June 2016 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	36 B Lakeside Drive	OneFloor	1	1.0	20	\$268,500	\$268,500	\$253,000	94.23%	\$258,800	0.98
2	237 Main Street	Colonial	2	2.0	45	\$599,000	\$599,000	\$565,000	94.32%	\$390,000	1.45
3	31 Locust Avenue	Colonial	4	2.0	5	\$599,000	\$599,000	\$630,000	105.18%	\$411,300	1.53
4	41 Cypress Street	Colonial	3	2.0	15	\$650,000	\$650,000	\$691,000	106.31%	\$400,700	1.72
5	512 Wyoming Avenue	Colonial	4	2.1	17	\$848,000	\$848,000	\$865,000	102.00%	\$619,400	1.40
6	869 Ridgewood Road	Tudor	3	3.0	14	\$859,000	\$859,000	\$869,000	101.16%	\$766,500	1.13
7	24 Bailey Road	Tudor	4	2.1	7	\$879,000	\$879,000	\$870,000	98.98%	\$620,000	1.40
8	9 Farview Road	Contemp	4	2.1	14	\$1,299,000	\$1,299,000	\$1,268,000	97.61%	\$951,400	1.33
<b>AVERAGE</b>					17	\$750,188	\$750,188	\$751,375	99.97%		1.37

### ***"ACTIVE"*** LISTINGS IN MILLBURN

**Number of Units:** 31  
**Average List Price:** \$888,964  
**Average Days on Market:** 87

### ***"UNDER CONTRACT"*** LISTINGS IN MILLBURN

**Number of Units:** 24  
**Average List Price:** \$757,358  
**Average Days on Market:** 65

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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							29
List Price	\$631,725	\$702,250	\$848,000	\$803,700	\$689,643	\$750,188							\$745,335
Sales Price	\$606,000	\$729,000	\$818,333	\$802,500	\$697,624	\$751,375							\$742,834
Sales Price as a % of List Price	96.23%	104.14%	97.25%	99.84%	101.28%	99.97%							99.77%
Sales Price to Assessed Value	0.98	1.21	1.38	1.31	1.25	1.37							1.28
# Units Sold	4	2	3	10	7	8							34
Active Listings	16	28	25	25	30	31							26
Under Contracts	8	14	23	25	24	24							20

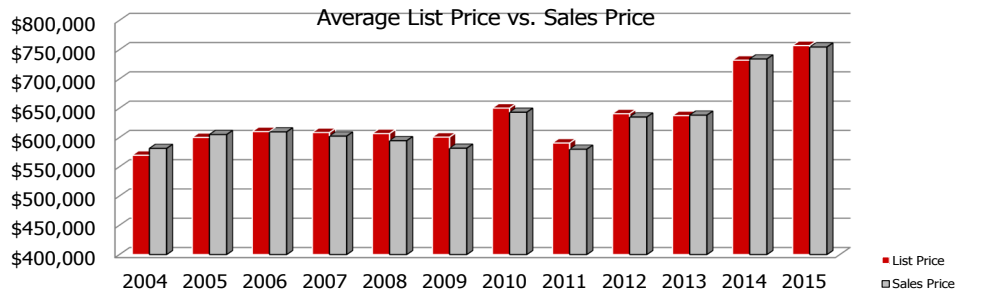
## Flashback! YTD 2015 vs YTD 2016

	2015	2016	% Change
Days on Market	45	29	-36.30%
Sales Price	\$735,899	\$742,834	0.94%
Assessed Value to Sales Price	1.18	1.28	8.71%

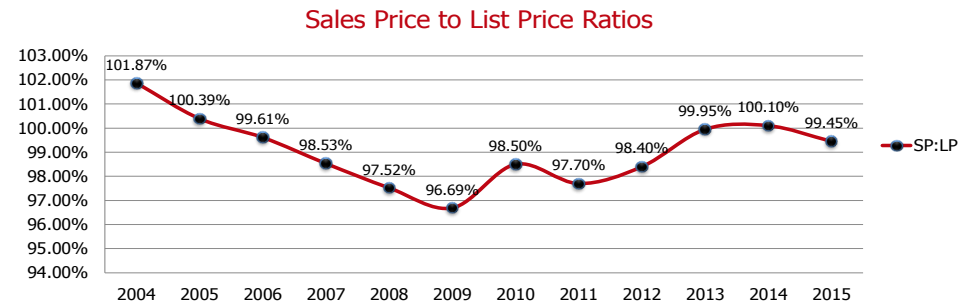


	2015	2016	% Change
# Units Sold	39	34	-12.82%
Active Listings	26	31	19.23%
Under Contracts	19	24	26.32%

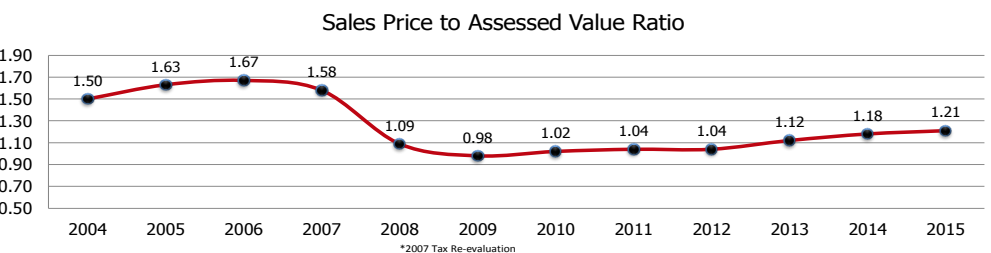
## Millburn Yearly Market Trends



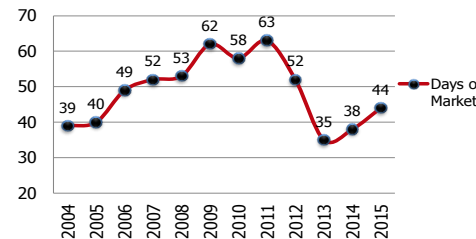
## Millburn Yearly Market Trends



	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

