

# Millburn

## May 2016 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	176 Millburn Avenue 28	OneFloor	1	1.0	110	\$249,900	\$240,000	\$240,000	100.00%	\$232,500	1.03
2	33 Locust Avenue	CapeCod	3	2.0	2	\$544,500	\$544,500	\$546,500	100.37%	\$352,400	1.55
3	47 Pine Street	CapeCod	4	2.1	16	\$670,000	\$670,000	\$706,500	105.45%	\$689,800	1.02
4	411 Wyoming Avenue	Colonial	3	2.2	20	\$775,000	\$775,000	\$790,000	101.94%	\$662,500	1.19
5	355 Wyoming Avenue	Ranch	3	3.0	40	\$850,000	\$820,000	\$810,000	98.78%	\$677,500	1.20
6	29A Ocean Street	TwnEndUn	4	4.1	2	\$949,000	\$949,000	\$889,370	93.72%		
7	36 Undercliff Road	Colonial	4	2.1	9	\$829,000	\$829,000	\$901,000	108.69%	\$594,300	1.52
<b>AVERAGE</b>					<b>28</b>	<b>\$695,343</b>	<b>\$689,643</b>	<b>\$697,624</b>	<b>101.28%</b>		<b>1.25</b>

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

**Number of Units:** 30  
**Average List Price:** \$879,777  
**Average Days on Market:** 69

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

**Number of Units:** 24  
**Average List Price:** \$844,700  
**Average Days on Market:** 60

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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								32
List Price	\$631,725	\$702,250	\$848,000	\$803,700	\$689,643								\$743,842
Sales Price	\$606,000	\$729,000	\$818,333	\$802,500	\$697,624								\$740,207
Sales Price as a % of List Price	96.23%	104.14%	97.25%	99.84%	101.28%								99.70%
Sales Price to Assessed Value	0.98	1.21	1.38	1.31	1.25								1.25
# Units Sold	4	2	3	10	7								26
Active Listings	16	28	25	25	30								25
Under Contracts	8	14	23	25	24								19

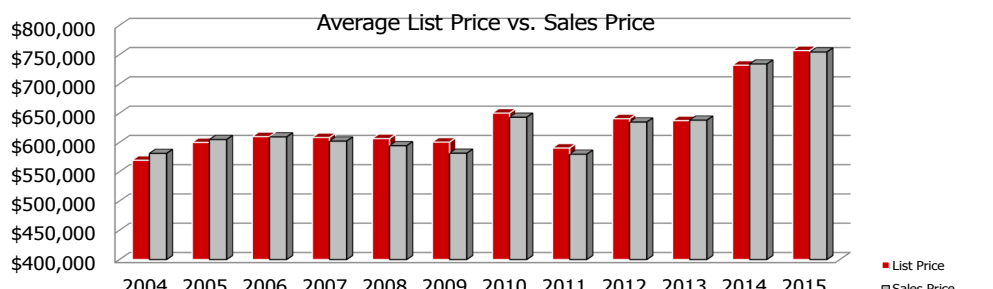
## Flashback! YTD 2015 vs YTD 2016

	2015	2016	% Change
Days on Market	48	32	-33.04%
Sales Price	\$707,349	\$740,207	4.65%
Assessed Value to Sales Price	1.16	1.25	7.20%

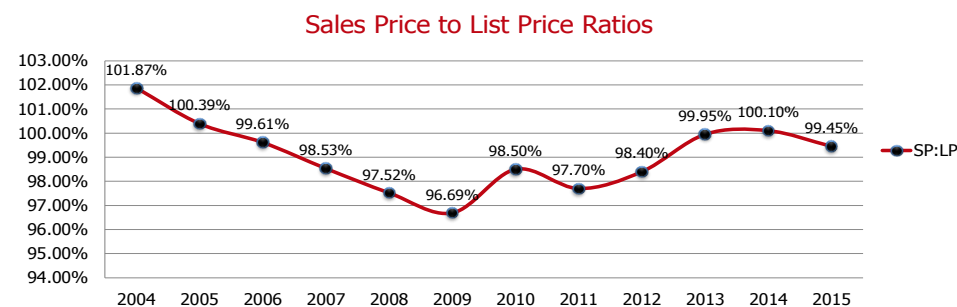


	2015	2016	% Change
# Units Sold	26	26	0.00%
Active Listings	27	30	11.11%
Under Contracts	19	24	26.32%

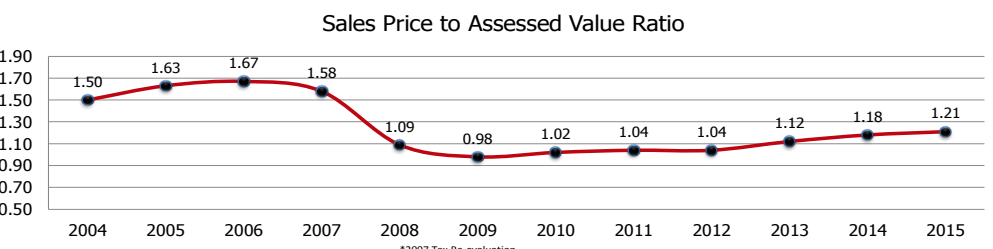
## Millburn Yearly Market Trends



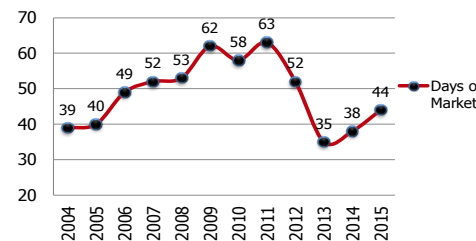
## Millburn Yearly Market Trends



	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

