

Millburn

October 2016 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	44 Elm Street	Colonial	4	2.1	31	\$599,000	\$599,000	\$575,000	95.99%	\$597,700	0.96
2	112 Myrtle Avenue	Colonial	4	3.1	30	\$859,000	\$859,000	\$869,000	101.16%		
3	90 Cypress Street	Colonial	6	4.1	95	\$1,399,000	\$1,349,000	\$1,300,000	96.37%		
4	429 Wyoming Avenue	Colonial	6	5.1	22	\$1,750,000	\$1,695,000	\$1,625,000	95.87%		
AVERAGE					45	\$1,151,750	\$1,125,500	\$1,092,250	97.35%		0.96

"ACTIVE" LISTINGS IN MILLBURN

Number of Units: 24
Average List Price: \$865,121
Average Days on Market: 93

"UNDER CONTRACT" LISTINGS IN MILLBURN

Number of Units: 10
Average List Price: \$805,590
Average Days on Market: 146

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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	56	45			35
List Price	\$631,725	\$702,250	\$848,000	\$803,700	\$689,643	\$750,188	\$814,990	\$772,527	\$759,778	\$1,125,500			\$784,251
Sales Price	\$606,000	\$729,000	\$818,333	\$802,500	\$697,624	\$751,375	\$810,086	\$757,773	\$752,422	\$1,092,250			\$776,964
Sales Price as a % of List Price	96.23%	104.14%	97.25%	99.84%	101.28%	99.97%	99.41%	97.75%	98.74%	97.35%			99.11%
Sales Price to Assessed Value	0.98	1.21	1.38	1.31	1.25	1.37	1.26	1.40	1.15	0.96			1.27
# Units Sold	4	2	3	10	7	8	10	11	9	4			68
Active Listings	16	28	25	25	30	31	23	25	21	24			25
Under Contracts	8	14	23	25	24	24	21	12	10	10			17

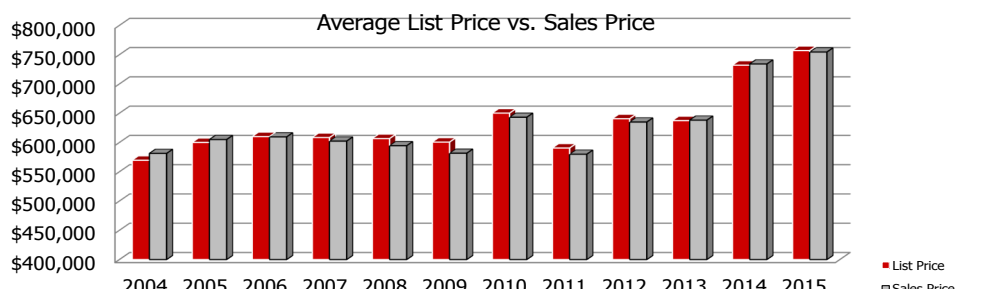
Flashback! YTD 2015 vs YTD 2016

	2015	2016	% Change
Days on Market	39	35	-10.46%
Sales Price	\$755,359	\$776,964	2.86%
Assessed Value to Sales Price	1.21	1.27	4.97%

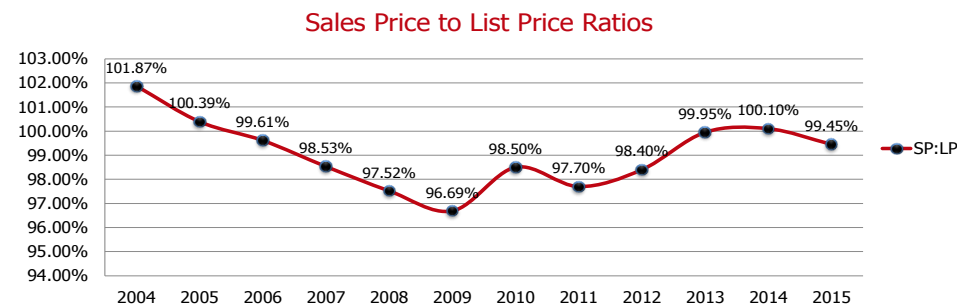


	2015	2016	% Change
# Units Sold	74	68	-8.11%
Active Listings	9	24	166.67%
Under Contracts	20	10	-50.00%

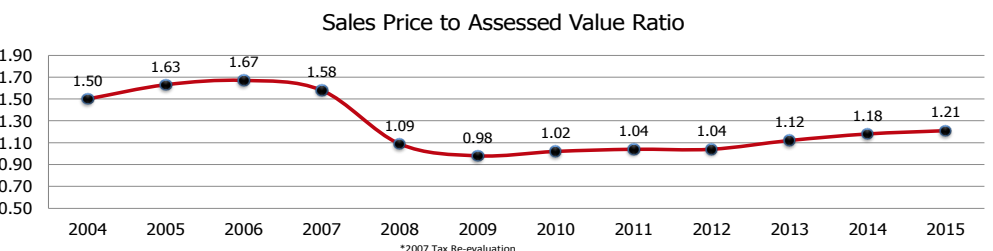
Millburn Yearly Market Trends



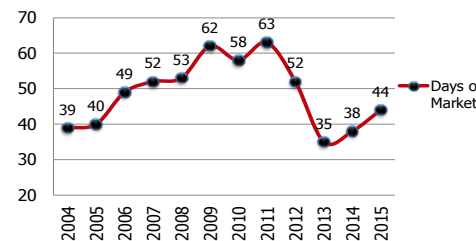
Millburn Yearly Market Trends



	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

