

Millburn

September 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 C1001	TwnEndUn	2	2.0	16	\$359,000	\$359,000	\$324,000	90.25%	\$285,700	1.13
2	47 Elm Street	Colonial	4	2.1	42	\$585,000	\$585,000	\$575,000	98.29%	\$611,000	0.94
3	102 Cypress Street	Ranch	3	2.1	13	\$650,000	\$650,000	\$690,000	106.15%	\$656,900	1.05
4	32 Walnut Avenue	Colonial	3	2.2	63	\$788,000	\$788,000	\$782,800	99.34%	\$625,000	1.25
5	150 Myrtle Avenue	Tudor	4	2.1	183	\$999,000	\$808,999	\$785,000	97.03%	\$669,200	1.17
6	30 S Mountain Road	Colonial	4	2.1	21	\$799,000	\$799,000	\$799,000	100.00%	\$622,600	1.28
7	517 Wyoming Avenue	Colonial	4	4.1	19	\$799,000	\$799,000	\$821,000	102.75%	\$657,800	1.25
8	65B Mechanic Street	TwnEndUn	4	4.1	111	\$1,050,000	\$1,050,000	\$995,000	94.76%		
9	86 A Rector Street	TwnEndUn	4	3.1	37	\$999,000	\$999,000	\$999,999	100.10%		
AVERAGE					56	\$780,889	\$759,778	\$752,422	98.74%		1.15

"ACTIVE" LISTINGS IN MILLBURN

Number of Units: 21
Average List Price: \$930,229
Average Days on Market: 111

"UNDER CONTRACT" LISTINGS IN MILLBURN

Number of Units: 10
Average List Price: \$851,490
Average Days on Market: 131

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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				34
List Price	\$631,725	\$702,250	\$848,000	\$803,700	\$689,643	\$750,188	\$814,990	\$772,527	\$759,778				\$762,923
Sales Price	\$606,000	\$729,000	\$818,333	\$802,500	\$697,624	\$751,375	\$810,086	\$757,773	\$752,422				\$757,258
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%				99.22%
Sales Price to Assessed Value	0.98	1.21	1.38	1.31	1.25	1.37	1.26	1.40	1.15				1.28
# Units Sold	4	2	3	10	7	8	10	11	9				64
Active Listings	16	28	25	25	30	31	23	25	21				25
Under Contracts	8	14	23	25	24	24	21	12	10				18

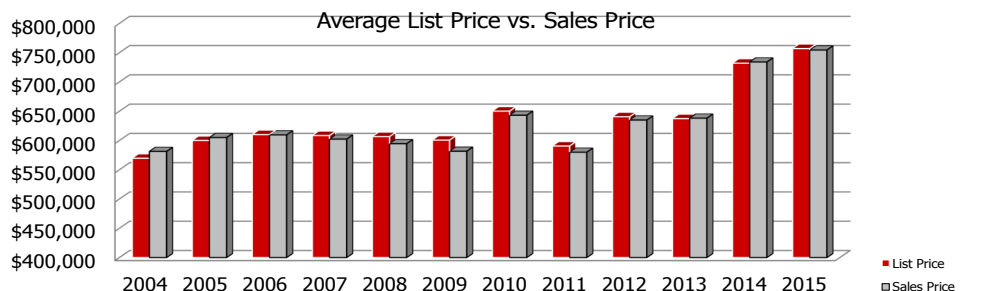
Flashback! YTD 2015 vs YTD 2016

	2015	2016	% Change
Days on Market	40	34	-15.02%
Sales Price	\$756,320	\$757,258	0.12%
Assessed Value to Sales Price	1.22	1.28	4.96%

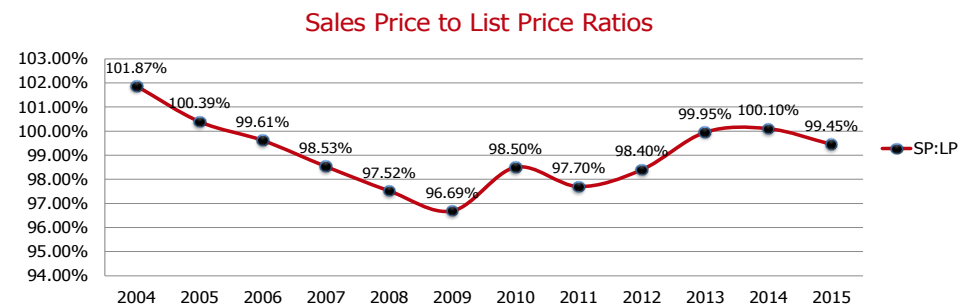


	2015	2016	% Change
# Units Sold	69	64	-7.25%
Active Listings	19	21	10.53%
Under Contracts	12	10	-16.67%

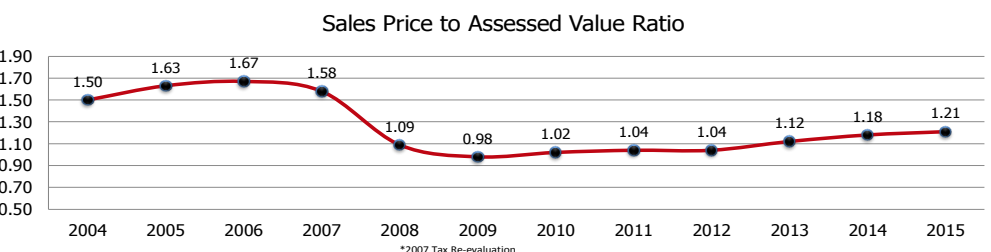
Millburn Yearly Market Trends



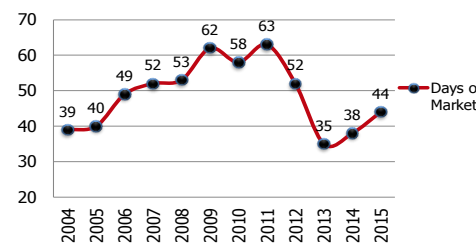
Millburn Yearly Market Trends



	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

