

Millburn

April 2017 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 C1015	TwnIntUn	2	1.0	11	\$335,000	\$335,000	\$360,000	107.46%	\$285,700	1.26
2	245 Main Street 3A	OneFloor	2	2.0	12	\$369,000	\$369,000	\$379,000	102.71%	\$308,600	1.23
3	733 Ridgewood Road	Colonial	3	1.0	14	\$329,000	\$329,000	\$460,000	139.82%	\$464,000	0.99
4	22 Rosedale Avenue	Colonial	3	2.0	35	\$599,000	\$599,000	\$640,000	106.84%	\$438,500	1.46
5	40 Elm Street	Tudor	3	2.0	14	\$695,000	\$695,000	\$710,000	102.16%	\$619,300	1.15
6	46 Milton Street	Colonial	4	2.0	17	\$749,000	\$749,000	\$755,000	100.80%	\$432,500	1.75
7	921 Ridgewood Road	Colonial	4	1.2	10	\$799,000	\$799,000	\$805,000	100.75%	\$614,600	1.31
8	30B Rector Street	TwnEndUn	3	3.1	80	\$829,000	\$829,000	\$808,000	97.47%	\$469,400	1.72
9	17 Whittingham Terrace	Custom	4	3.0	13	\$895,000	\$895,000	\$980,000	109.50%	\$739,800	1.32
AVERAGE					23	\$622,111	\$622,111	\$655,222	107.50%		1.35

"ACTIVE" Listings in Millburn

Number of Units: 20
Average List Price: \$871,920
Average Days on Market: 38

"UNDER CONTRACT" Listings in Millburn

Number of Units: 20
Average List Price: \$749,640
Average Days on Market: 96

Millburn 2017 Year to Date Market Trends

	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	149	52	54	23									66
List Price	\$971,571	\$910,333	\$711,878	\$622,111									\$782,868
Sales Price	\$912,571	\$891,250	\$727,361	\$655,222									\$779,960
Sales Price as a % of List Price	95.13%	98.03%	103.65%	107.50%									101.76%
Sales Price to Assessed Value	1.11	1.23	1.23	1.35									1.25
# Units Sold	7	6	9	9									31
Active Listings	14	18	16	20									17
Under Contracts	17	21	24	20									21

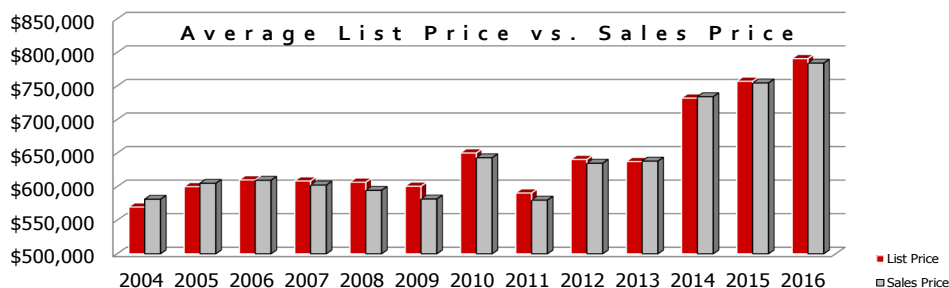
Flashback! YTD 2016 vs YTD 2017

	2016	2017	% Change
Days on Market	34	66	96.65%
Sales Price	\$755,895	\$779,960	3.18%
Assessed Value to Sales Price	1.25	1.25	0.55%

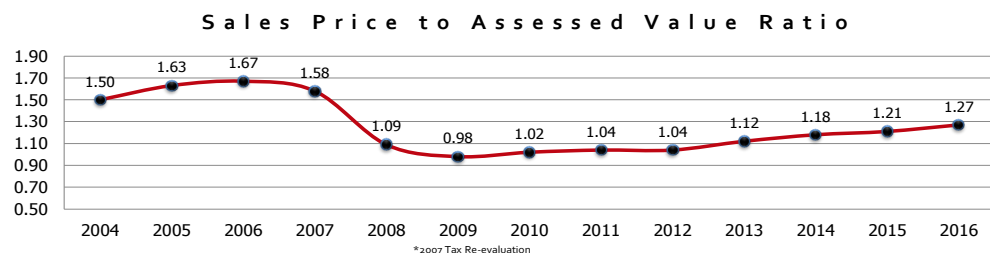


	2016	2017	% Change
# Units Sold	19	31	63.16%
Active Listings	25	20	-20.00%
Under Contracts	25	20	-20.00%

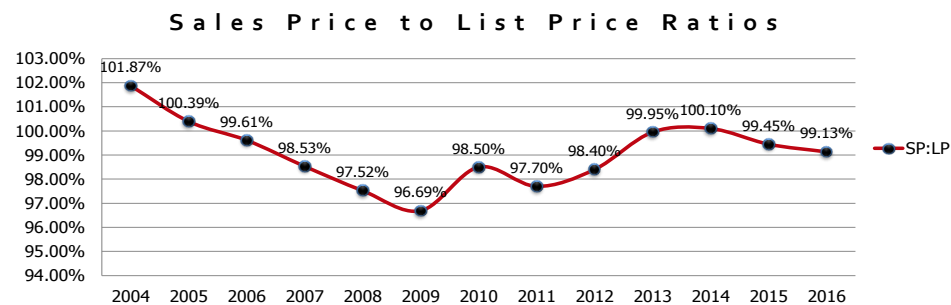
Millburn Yearly Market Trends



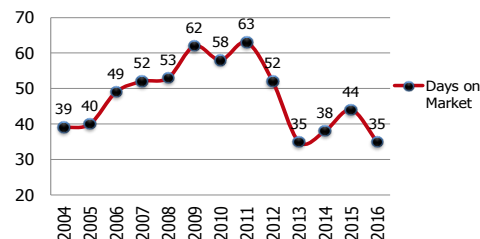
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
LP	\$569,609	\$599,980	\$610,041	\$608,441	\$606,636	\$600,629	\$650,173	\$590,527	\$640,603	\$637,344	\$731,984	\$757,032	\$790,793
SP	\$581,274	\$604,983	\$609,523	\$602,349	\$594,510	\$581,626	\$643,078	\$579,916	\$634,919	\$638,079	\$734,040	\$754,490	\$784,069



Millburn Yearly Market Trends



Average Days on Market



Number of Units Sold

