

# Millburn

February 2017 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	157 Sagamore Road	Cottage	4	3.1	48	\$699,000	\$699,000	\$660,000	94.42%	\$838,600	0.79
2	42 Myrtle Avenue	Tudor	3	2.1	59	\$775,000	\$750,000	\$750,000	100.00%	\$561,700	1.34
3	94 Mountainview Road	Colonial	4	1.2	69	\$850,000	\$850,000	\$845,000	99.41%	\$598,900	1.41
4	79 Greenwood Drive	Colonial	3	2.1	57	\$865,000	\$865,000	\$865,000	100.00%	\$685,400	1.26
5	19 Southern Slope Drive	Tudor	4	2.0	29	\$900,000	\$900,000	\$885,000	98.33%	\$774,900	1.14
6	55 Cedar Street	Colonial	4	2.1	47	\$1,488,000	\$1,398,000	\$1,342,500	96.03%	\$938,900	1.43
AVERAGE					52	\$929,500	\$910,333	\$891,250	98.03%		1.23

## ***"ACTIVE"*** Listings in Millburn

**Number of Units:** 14  
**Average List Price:** \$724,707  
**Average Days on Market:** 25

## ***"UNDER CONTRACT"*** Listings in Millburn

**Number of Units:** 17  
**Average List Price:** \$773,453  
**Average Days on Market:** 125

# 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											104
List Price	\$971,571	\$910,333											\$943,308
Sales Price	\$912,571	\$891,250											\$902,731
Sales Price as a % of List Price	95.13%	98.03%											96.47%
Sales Price to Assessed Value	1.11	1.23											1.18
# Units Sold	7	6											13
Active Listings	14	18											16
Under Contracts	17	21											19

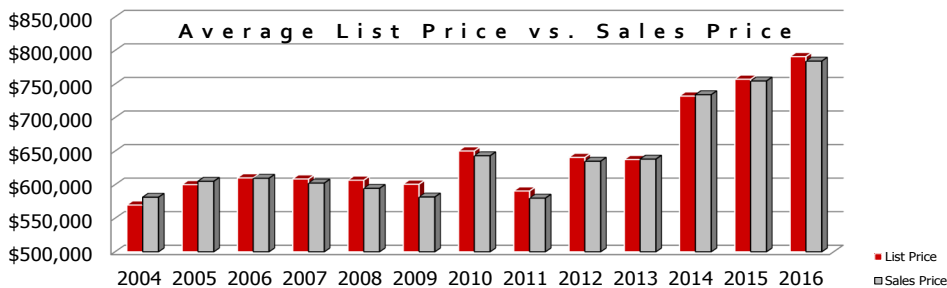
## Flashback! YTD 2016 vs YTD 2017

	2016	2017	% Change
Days on Market	42	104	148.97%
Sales Price	\$647,000	\$902,731	39.53%
Assessed Value to Sales Price	1.07	1.18	10.05%

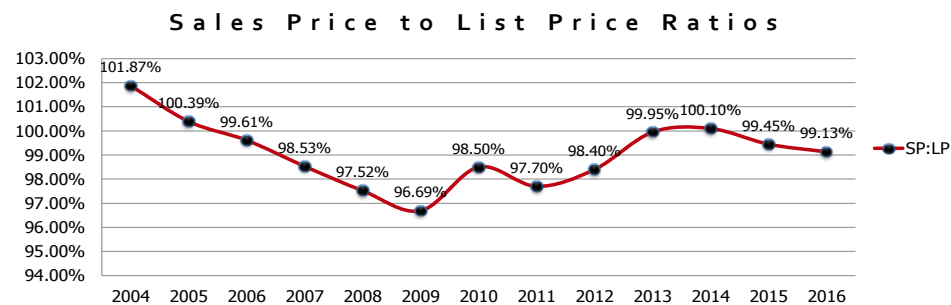


	2016	2017	% Change
# Units Sold	6	13	116.67%
Active Listings	28	18	-35.71%
Under Contracts	14	21	50.00%

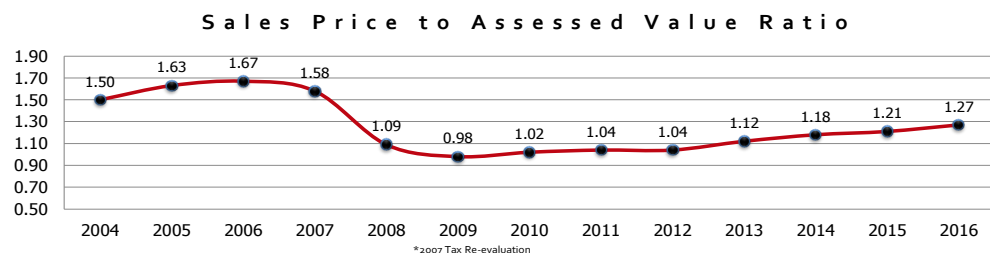
### Millburn Yearly Market Trends



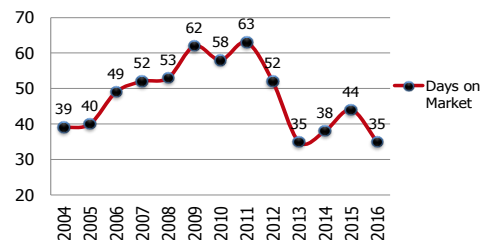
### Millburn Yearly Market Trends



	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



### Average Days on Market



### Number of Units Sold

