

Millburn

September 2017 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	18B Lakeside Drive	OneFloor	1	1.0	62	\$275,000	\$275,000	\$260,000	94.55%	\$243,000	1.07
2	176 Millburn Avenue #37	TwnEndUn	2	1.0	51	\$280,000	\$280,000	\$270,000	96.43%	\$316,000	0.85
3	16 Oakdale Avenue	CapeCod	2	1.1	24	\$549,900	\$549,900	\$515,000	93.65%	\$593,900	0.87
4	34 Rosedale Avenue	Custom	3	1.1	14	\$589,000	\$589,000	\$580,000	98.47%	\$591,900	0.98
5	740 Ridgewood Road	Colonial	4	3.1	19	\$650,000	\$650,000	\$675,000	103.85%	\$525,000	1.29
6	19 Evergreen Terrace	Ranch	4	2.1	9	\$729,000	\$729,000	\$767,500	105.28%	\$676,700	1.13
7	169 Myrtle Street	CapeCod	4	3.1	14	\$989,000	\$989,000	\$983,000	99.39%	\$937,600	1.05
AVERAGE					28	\$580,271	\$580,271	\$578,643	98.80%		1.03

"ACTIVE" Listings in Millburn

Number of Units: **10**
 Average List Price: **\$705,780**
 Average Days on Market: **43**

"UNDER CONTRACT" Listings in Millburn

Number of Units: **10**
 Average List Price: **\$769,160**
 Average Days on Market: **66**

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	36	44	37	35	28				47
List Price	\$971,571	\$910,333	\$711,878	\$622,111	\$843,909	\$737,627	\$872,914	\$806,893	\$580,271				\$785,886
Sales Price	\$912,571	\$891,250	\$727,361	\$655,222	\$857,732	\$738,500	\$871,547	\$822,536	\$578,643				\$788,890
Sales Price as a % of List Price	95.13%	98.03%	103.65%	107.50%	101.62%	99.51%	99.70%	101.71%	98.80%				100.90%
Sales Price to Assessed Value	1.11	1.23	1.23	1.35	1.27	1.27	1.35	1.24	1.03				1.25
# Units Sold	7	6	9	9	11	11	13	14	7				87
Active Listings	14	18	16	20	19	15	16	9	10				15
Under Contracts	17	21	24	20	27	26	20	14	10				20

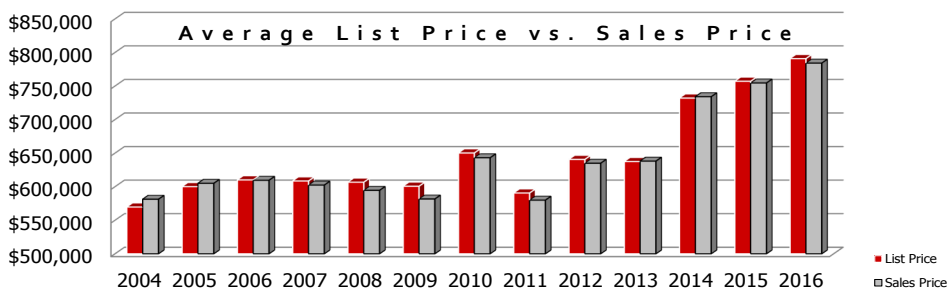
Flashback! YTD 2016 vs YTD 2017

YTD	2016	2017	% Change
Days on Market	34	47	36.96%
Sales Price	\$757,258	\$788,890	4.18%
Sales Price to Assessed Value	1.28	1.25	-1.95%



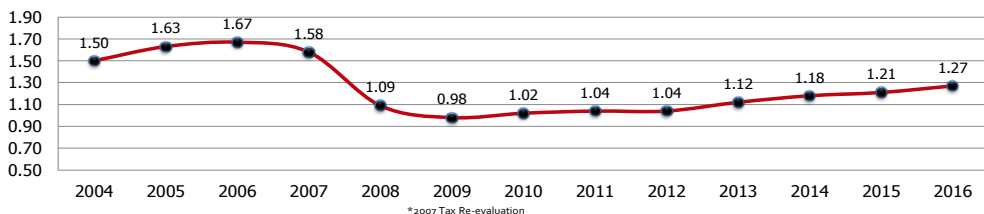
	2016	2017	% Change
# Units Sold	64	87	35.94%
Active Listings	21	10	-52.38%
Under Contracts	10	10	0.00%

Millburn Yearly Market Trends

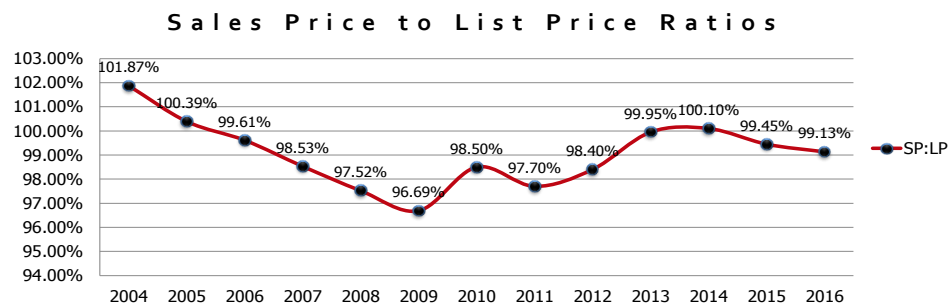


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
LP	\$569,609	\$599,980	\$610,041	\$608,441	\$606,636	\$600,629	\$650,173	\$590,527	\$640,603	\$637,344	\$731,984	\$757,032	\$790,793
SP	\$581,274	\$604,983	\$609,523	\$602,349	\$594,510	\$581,626	\$643,078	\$579,916	\$634,919	\$638,079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

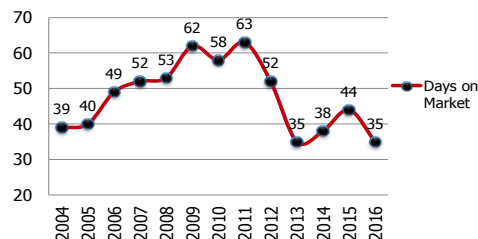
Sales Price to Assessed Value Ratio



Millburn Yearly Market Trends



Average Days on Market



Number of Units Sold

