

Millburn

March 2017 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	37 Oakdale Avenue	Colonial	3	2.0	130	\$615,000	\$579,000	\$545,250	94.17%	\$477,800	1.14
2	28 Berkeley Road	Colonial	3	1.1	7	\$575,000	\$575,000	\$650,000	113.04%	\$514,600	1.26
3	78 Myrtle Avenue	Ranch	3	2.0	13	\$499,000	\$499,000	\$675,000	135.27%	\$594,800	1.13
4	48 B Mechanic Street	TwnEndUn	3	4.1	19	\$699,000	\$699,000	\$699,000	100.00%		
5	20 Bodwell Terrace	Colonial	4	2.2	78	\$799,000	\$799,000	\$772,000	96.62%	\$568,800	1.36
6	272A Main Street	TwnEndUn	5	4.1	55	\$799,000	\$799,000	\$775,000	97.00%		
7	16 S Mountain Road	Colonial	4	2.1	66	\$808,000	\$808,000	\$790,000	97.77%	\$694,800	1.14
8	272B Main Street	TwnEndUn	5	4.1	53	\$799,000	\$799,000	\$800,000	100.13%		
9	426 Wyoming Avenue	Colonial	5	2.1	66	\$988,000	\$849,900	\$840,000	98.84%	\$634,900	1.32
AVERAGE					54	\$731,222	\$711,878	\$727,361	103.65%		1.23

"ACTIVE" Listings in Millburn

Number of Units: 16
Average List Price: \$849,188
Average Days on Market: 39

"UNDER CONTRACT" Listings in Millburn

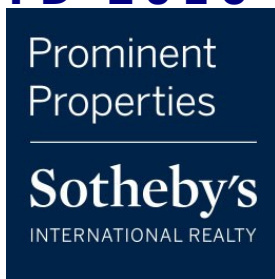
Number of Units: 24
Average List Price: \$725,238
Average Days on Market: 80

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										84
List Price	\$971,571	\$910,333	\$711,878										\$848,632
Sales Price	\$912,571	\$891,250	\$727,361										\$830,989
Sales Price as a % of List Price	95.13%	98.03%	103.65%										99.41%
Sales Price to Assessed Value	1.11	1.23	1.23										1.20
# Units Sold	7	6	9										22
Active Listings	14	18	16										16
Under Contracts	17	21	24										21

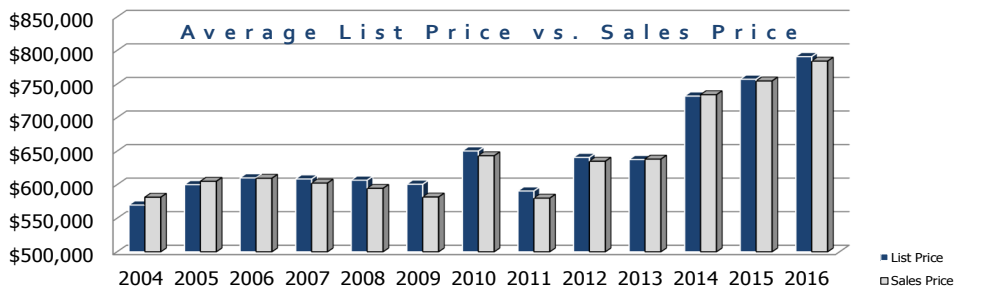
Flashback! YTD 2016 vs YTD 2017

	2016	2017	% Change
Days on Market	37	84	126.17%
Sales Price	\$704,111	\$830,989	18.02%
Assessed Value to Sales Price	1.16	1.20	3.24%

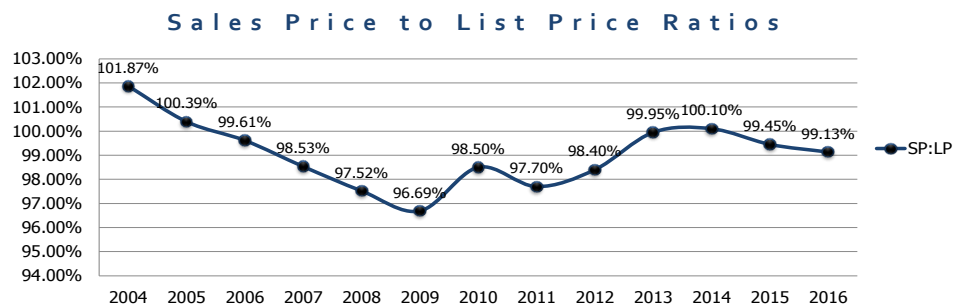


	2016	2017	% Change
# Units Sold	9	22	144.44%
Active Listings	25	16	-36.00%
Under Contracts	23	24	4.35%

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

