

Millburn

July 2017 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	11 Sunset Drive	CapeCod	4	2.0	103	\$575,000	\$558,000	\$540,250	96.82%	\$471,800	1.15
2	48 Spring Street	Colonial	4	1.1	28	\$579,000	\$579,000	\$598,000	103.28%	\$380,100	1.57
3	14 Oakdale Avenue	Colonial	3	1.1	13	\$598,000	\$598,000	\$600,000	100.33%	\$495,000	1.21
4	14 Duncan Street	Colonial	3	1.0	28	\$675,000	\$675,000	\$701,000	103.85%	\$482,100	1.45
5	74 Cedar Street	SplitLev	4	2.0	29	\$799,000	\$799,000	\$720,000	90.11%	\$694,200	1.04
6	68 Southern Slope Drive	Colonial	3	1.1	15	\$775,000	\$775,000	\$750,000	96.77%	\$555,300	1.35
8	69B Mechanic Street	TwnEndUn	3	3.1	105	\$879,000	\$819,000	\$800,000	97.68%	\$662,900	1.21
9	8 Duncan Street	Colonial	5	2.1	9	\$828,888	\$828,888	\$833,000	100.50%	\$597,200	1.39
10	93 Linden Street	Colonial	3	2.1	7	\$930,000	\$930,000	\$990,000	106.45%	\$790,700	1.25
11	17B Willow Street	TwnEndUn	5	4.1	84	\$1,049,000	\$999,000	\$998,866	99.99%		
12	32 Bailey Road	Colonial	5	2.2	29	\$1,149,000	\$1,149,000	\$1,090,000	94.87%	\$632,400	1.72
13	518 Wyoming Avenue	Colonial	5	4.1	17	\$1,250,000	\$1,250,000	\$1,289,000	103.12%	\$724,800	1.78
14	212 Sagamore Road	Colonial	5	3.1	18	\$1,388,000	\$1,388,000	\$1,420,000	102.31%	\$1,276,500	1.11
AVERAGE					37	\$882,684	\$872,914	\$871,547	99.70%		1.35

"ACTIVE" Listings in Millburn

Number of Units: 16
Average List Price: \$859,250
Average Days on Market: 47

"UNDER CONTRACT" Listings in Millburn

Number of Units: 20
Average List Price: \$750,895
Average Days on Market: 44

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						52
List Price	\$971,571	\$910,333	\$711,878	\$622,111	\$843,909	\$737,627	\$872,914						\$803,238
Sales Price	\$912,571	\$891,250	\$727,361	\$655,222	\$857,732	\$738,500	\$871,547						\$804,052
Sales Price as a % of List Price	95.13%	98.03%	103.65%	107.50%	101.62%	99.51%	99.70%						100.95%
Sales Price to	1.11	1.23	1.23	1.35	1.27	1.27	1.35						1.28
# Units Sold	7	6	9	9	11	11	14						67
Active Listings	14	18	16	20	19	15	16						17
Under Contracts	17	21	24	20	27	26	20						22

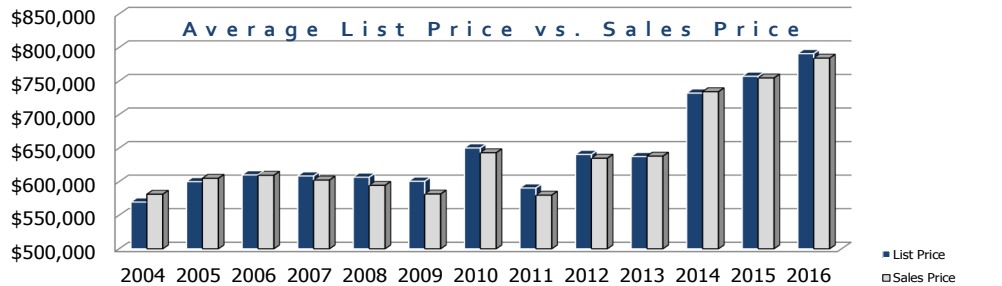
Flashback! YTD 2016 vs YTD 2017

YTD	2016	2017	% Change
Days on Market	30	52	74.59%
Sales Price	\$758,119	\$804,052	6.06%
Sales Price to Assessed Value	1.27	1.28	0.57%

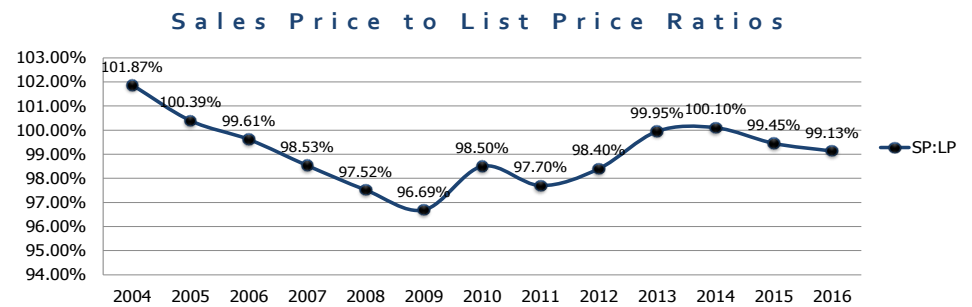


	2016	2017	% Change
# Units Sold	44	66	50.00%
Active Listings	23	16	-30.43%
Under Contracts	21	20	-4.76%

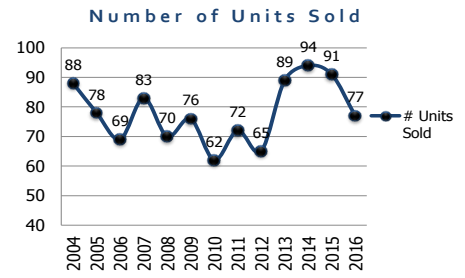
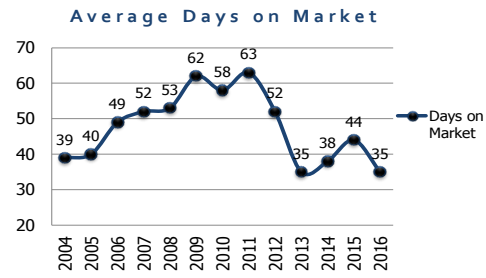
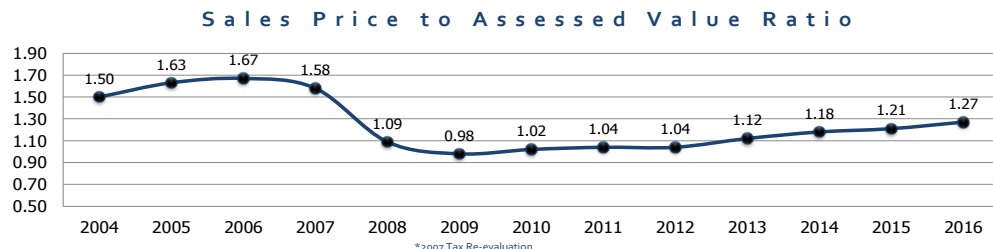
Millburn Yearly Market Trends



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



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Not intended to solicit a property already listed.