

Millburn

August 2017 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	21 Rosedale Avenue	Colonial	3	1.0	80	\$584,500	\$559,500	\$550,000	98.30%	\$559,500	0.98
2	143 Sagamore Road	Colonial	2	1.0	80	\$699,999	\$579,000	\$565,000	97.58%	\$731,900	0.77
3	47 Milton Street	Colonial	5	3.1	71	\$775,000	\$775,000	\$740,000	95.48%	\$631,600	1.17
4	93 Pine Street	Ranch	3	2.1	21	\$799,000	\$799,000	\$765,000	95.74%	\$642,800	1.19
5	18 Bodwell Terrace	Colonial	4	1.2	40	\$819,000	\$789,000	\$783,000	99.24%	\$524,100	1.49
6	954 Ridgewood Road	Tudor	4	2.2	77	\$829,000	\$829,000	\$812,500	98.01%	\$645,600	1.26
7	18 Reeve Circle	Colonial	3	2.0	18	\$819,000	\$795,000	\$815,000	102.52%	\$661,700	1.23
8	176 Myrtle Avenue	Colonial	3	2.1	23	\$849,000	\$849,000	\$830,000	97.76%	\$612,800	1.35
9	14 Bailey Road	Tudor	3	2.1	3	\$849,000	\$849,000	\$875,000	103.06%	\$764,300	1.14
10	55 Locust Avenue	Tudor	3	2.1	30	\$899,000	\$899,000	\$910,000	101.22%	\$743,200	1.22
11	83 Greenwood Drive	Tudor	3	2.1	9	\$899,000	\$899,000	\$927,000	103.11%	\$798,800	1.16
12	34 Parkview Drive	Colonial	4	2.1	11	\$835,000	\$835,000	\$970,000	116.17%	\$578,200	1.68
13	8 Parkview Drive	Colonial	4	3.1	7	\$845,000	\$845,000	\$978,000	115.74%	\$605,000	1.62
14	92 Elm Street	Tudor	4	2.1	18	\$995,000	\$995,000	\$995,000	100.00%	\$942,700	1.06
AVERAGE					35	\$821,179	\$806,893	\$822,536	101.71%		1.24

"ACTIVE" Listings in Millburn

Number of Units: 9
Average List Price: \$733,100
Average Days on Market: 43

"UNDER CONTRACT" Listings in Millburn

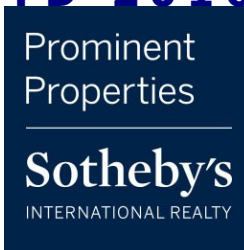
Number of Units: 14
Average List Price: \$759,250
Average Days on Market: 55

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					49
List Price	\$971,571	\$910,333	\$711,878	\$622,111	\$843,909	\$737,627	\$872,914	\$806,893					\$803,877
Sales Price	\$912,571	\$891,250	\$727,361	\$655,222	\$857,732	\$738,500	\$871,547	\$822,536					\$807,286
Sales Price as a % of List Price	95.13%	98.03%	103.65%	107.50%	101.62%	99.51%	99.70%	101.71%					101.09%
Sales Price to Assessed Value	1.11	1.23	1.23	1.35	1.27	1.27	1.35	1.24					1.27
# Units Sold	7	6	9	9	11	11	13	14					80
Active Listings	14	18	16	20	19	15	16	9					16
Under Contracts	17	21	24	20	27	26	20	14					21

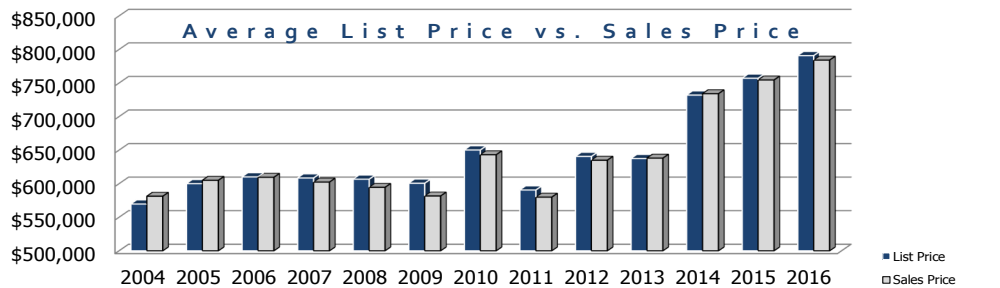
Flashback! YTD 2016 vs YTD 2017

YTD	2016	2017	% Change
Days on Market	31	49	58.31%
Sales Price	\$758,050	\$807,286	6.50%
Sales Price to Assessed Value	1.29	1.27	-1.66%

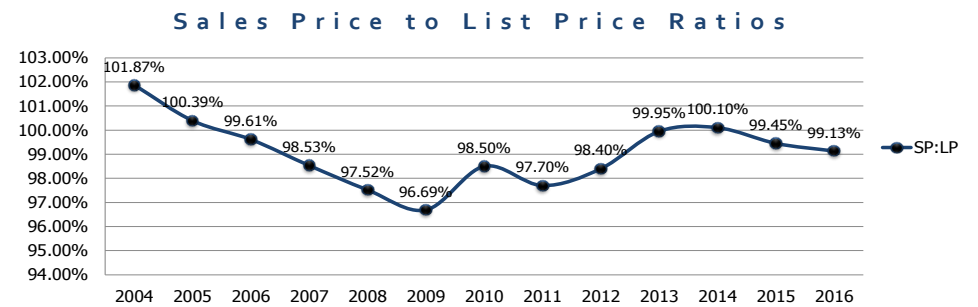


	2016	2017	% Change
# Units Sold	55	80	45.45%
Active Listings	25	9	-64.00%
Under Contracts	12	14	16.67%

Millburn Yearly Market Trends

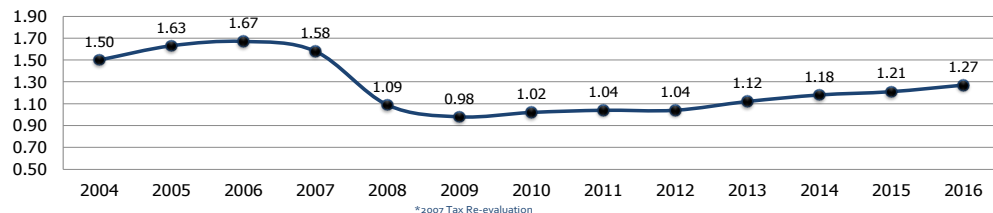


Millburn Yearly Market Trends

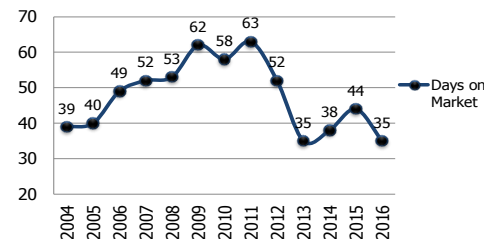


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
LP	\$569,609	\$599,980	\$610,041	\$608,441	\$606,636	\$600,629	\$650,173	\$590,527	\$640,603	\$637,344	\$731,984	\$757,032	\$790,793
SP	\$581,274	\$604,983	\$609,523	\$602,349	\$594,510	\$581,626	\$643,078	\$579,916	\$634,919	\$638,079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

Sales Price to Assessed Value Ratio



Average Days on Market



Number of Units Sold

