

# Millburn

## December 2017 Market Snapshot

| Units   | Address             | Style    | Bedrms | Baths | DOM | Orig. List Price | List Price  | Sales Price | SP:LP   | Total Assessment | SP:AV |
|---------|---------------------|----------|--------|-------|-----|------------------|-------------|-------------|---------|------------------|-------|
| 1       | 70B Lakeside Drive  | OneFloor | 1      | 1.0   | 43  | \$264,900        | \$254,900   | \$249,000   | 97.69%  | \$246,600        | 1.01  |
| 2       | 428 Millburn Avenue | Colonial | 3      | 1.1   | 49  | \$479,000        | \$479,000   | \$525,000   | 109.60% | \$519,100        | 1.01  |
| 3       | 246 Glen Avenue     | Colonial | 3      | 2.0   | 26  | \$750,000        | \$750,000   | \$790,000   | 105.33% | \$750,300        | 1.05  |
| 4       | 365 Wyoming Avenue  | Colonial | 5      | 3.2   | 68  | \$1,069,000      | \$1,069,000 | \$1,069,000 | 100.00% | \$838,800        | 1.27  |
| AVERAGE |                     |          |        |       | 47  | \$640,725        | \$638,225   | \$658,250   | 103.16% |                  | 1.09  |

### "ACTIVE" Listings in Millburn

**Number of Units:** 4  
**Average List Price:** \$792,175  
**Average Days on Market:** 55

### "UNDER CONTRACT" Listings in Millburn

**Number of Units:** 5  
**Average List Price:** \$713,600  
**Average Days on Market:** 82

# 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        | 53        | 30        | 47        | 47        |
| List Price                       | \$971,571 | \$910,333 | \$711,878 | \$622,111 | \$843,909 | \$737,627 | \$872,914 | \$806,893 | \$580,271 | \$763,286 | \$840,833 | \$638,225 | \$780,104 |
| Sales Price                      | \$912,571 | \$891,250 | \$727,361 | \$655,222 | \$857,732 | \$738,500 | \$871,547 | \$822,536 | \$578,643 | \$747,571 | \$814,230 | \$658,250 | \$781,605 |
| 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%    | 98.21%    | 97.43%    | 103.16%   | 100.70%   |
| Sales Price to Assessed Value    | 1.11      | 1.23      | 1.23      | 1.35      | 1.27      | 1.27      | 1.35      | 1.24      | 1.03      | 1.16      | 1.28      | 1.09      | 1.24      |
| # Units Sold                     | 7         | 6         | 9         | 9         | 11        | 11        | 13        | 14        | 7         | 7         | 3         | 4         | 101       |
| Active Listings                  | 14        | 18        | 16        | 20        | 19        | 15        | 16        | 9         | 10        | 12        | 7         | 4         | 13        |
| Under Contracts                  | 17        | 21        | 24        | 20        | 27        | 26        | 20        | 14        | 10        | 6         | 6         | 5         | 16        |

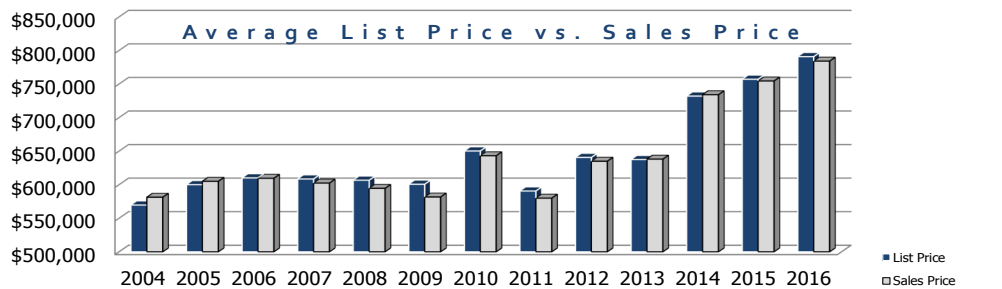
## Flashback! YTD 2016 vs YTD 2017

| YTD                           | 2016      | 2017      | % Change |
|-------------------------------|-----------|-----------|----------|
| Days on Market                | 35        | 47        | 32.35%   |
| Sales Price                   | \$784,069 | \$781,605 | -0.31%   |
| Sales Price to Assessed Value | 1.27      | 1.24      | -2.44%   |

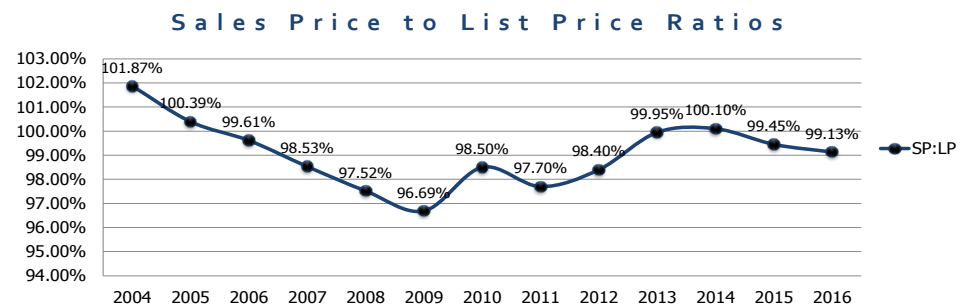


|                 | 2016 | 2017 | % Change |
|-----------------|------|------|----------|
| # Units Sold    | 77   | 101  | 31.17%   |
| Active Listings | 11   | 4    | -63.64%  |
| Under Contracts | 15   | 5    | -66.67%  |

### Millburn Yearly Market Trends

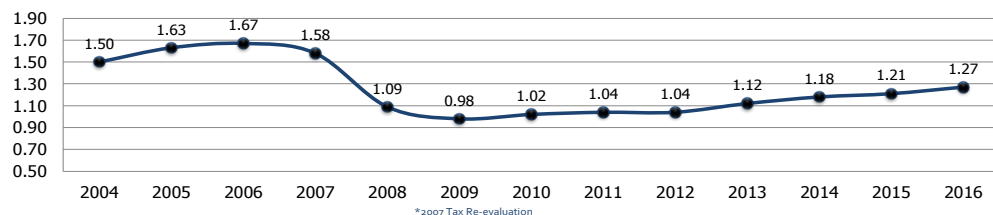


### Millburn Yearly Market Trends

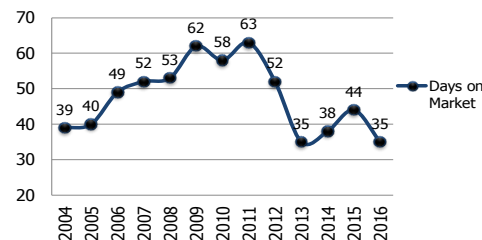


|    | 2004      | 2005      | 2006      | 2007      | 2008      | 2009      | 2010      | 2011      | 2012      | 2013      | 2014      | 2015      | 2016      |
|----|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| 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

