Millburn May 2015 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assess- ment	SP:AV
1	852 Ridgewood Road	Tudor	3	2.0	9	\$699,000	\$699,000	\$699,000	100.00%	\$630,400	1.11
2	45 Parkview Drive	Colonial	4	1.3	9	\$750,000	\$750,000	\$777,825	103.71%	\$632,300	1.23
3	49 Elm Street	CapeCo <mark>d</mark>	4	2.1	35	\$849,000	\$849,000	\$845,000	99.53%	\$682,900	1.24
4	46 Walnut Avenue	Colonial	5	3.1	11	\$875,000	\$875,000	\$950,000	108.57%	\$557,800	1.70
5	50 Mountain Avenue	Colonial	4	2.1	13	\$949,000	\$949,000	\$1,045,000	110.12%	\$695,400	1.50
	AVERAGE				15	\$824,400	\$824,400	\$863,365	104.39%		1.36
	<i>"ACTIVE"</i> LI	STINGS IN	MILLB	JRN			UNDER CON	TRACT" LISTIN	IGS IN MI	LLBURN	
N	umber of Units:			27		Number	of Units:	- 422	19		
A	verage List Price:			\$815,8	67	Average	List Price:		\$860	,763	
A	verage Days on Marko	et:		70		Average	Days on Mar	ket:	35		

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Not intended to solicit a property already listed.

Information compiled from the Garden State Multiple Listing Service. Deemed Reliable but not Guaranteed.

Millburn 2015 Year to Date Market Trends

January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
64	89	65	39	15	'			· '			'	48
\$550,250	\$649,000	\$609,500	\$805,250	\$824,400								\$703,462
\$526,625	\$635,000	\$594,281	\$822,313	\$863,365								\$707,349
93.61%	97.84%	98.02%	102.26%	104.39%				,				99.86%
1.08	1.26	1.06	1.18	1.36				, 				1.16
4	1	8	8	5	<u> </u>	'		!			<u> </u>	26
15	15	16	11	27	'			!			'	17
11	18	17	22	19	'						'	17
	64 \$550,250 \$526,625 93.61% 1.08 4 15	64 89 \$550,250 \$649,000 \$526,625 \$635,000 93.61% 97.84% 1.08 1.26 4 1 15 15	64 89 65 \$550,250 \$649,000 \$609,500 \$526,625 \$635,000 \$594,281 93.61% 97.84% 98.02% 1.08 1.26 1.06 4 1 8 15 15 16	64 89 65 39 \$550,250 \$649,000 \$609,500 \$805,250 \$526,625 \$635,000 \$594,281 \$822,313 93.61% 97.84% 98.02% 102.26% 1.08 1.26 1.06 1.18 4 1 8 8 15 15 16 11	64 89 65 39 15 \$550,250 \$649,000 \$609,500 \$805,250 \$824,400 \$526,625 \$635,000 \$594,281 \$822,313 \$863,365 93.61% 97.84% 98.02% 102.26% 104.39% 1.08 1.26 1.06 1.18 1.36 4 1 8 8 5 15 15 16 11 27	64 89 65 39 15 \$550,250 \$649,000 \$609,500 \$805,250 \$824,400 \$526,625 \$635,000 \$594,281 \$822,313 \$863,365 93.61% 97.84% 98.02% 102.26% 104.39% 1.08 1.26 1.06 1.18 1.36 4 1 8 8 5 15 15 16 11 27	64 89 65 39 15 \$550,250 \$649,000 \$609,500 \$805,250 \$824,400 \$526,625 \$635,000 \$594,281 \$822,313 \$863,365 93.61% 97.84% 98.02% 102.26% 104.39% 1.08 1.26 1.06 1.18 1.36 4 1 8 8 5 15 15 16 11 27	64 89 65 39 15 72 72 \$550,250 \$649,000 \$609,500 \$805,250 \$824,400	64 89 65 39 15 0 0 0 0 \$550,250 \$649,000 \$609,500 \$805,250 \$824,400	64 89 65 39 15 61 61 61 $$550,250$ $$649,000$ $$609,500$ $$805,250$ $$824,400$ 102	64 89 65 39 15 660 600 $800,250$ $8824,400$ $800,250$ $880,250$ $8824,400$ $800,250$ $880,250$ $882,313$ $880,365$ $880,260$ $102,260$ $104,390$ $100,260$ $100,260$ $104,390$ $100,260$ $100,260$ $104,390$ $100,260$	64 89 65 39 15 1

Flashback! YTD 2014 vs YTD 2015

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	2014	2015	% Change
Days on Market	54	48	-10.36%
Sales Price	\$698,418	\$707,349	1.28%
Sales Price as a			
% of List Price	99.23%	99.86%	0.63%

Millburn Yearly Market Trends



2014 \$637,344 \$569,609 \$599,980 \$610,041 \$608,441 \$606.636 \$600,629 \$650,173 \$590,527 \$640,603 \$731,984 \$581,274 \$604,983 \$609,523 \$602,349 \$594,510 \$581,626 \$643,078 \$579,916 \$634,919 \$638,079 \$734,040



	2014	2015	% Change
# Units Sold	31	26	-16.13%
Active Listings	22	27	22.73%
Under Contracts	28	19	-32.14%

Millburn Yearly Market Trends



Sales Price to List Price Ratios

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