

# Millburn

## May 2015 Market Snapshot

| Units   | Address            | Style    | Bedrms | Baths | DOM | Orig. List Price | List Price | Sales Price | SP:LP   | Total Assessment | 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      | CapeCod  | 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  |

### ***"ACTIVE"*** LISTINGS IN MILLBURN

**Number of Units:** 27  
**Average List Price:** \$815,867  
**Average Days on Market:** 70

### ***"UNDER CONTRACT"*** LISTINGS IN MILLBURN

**Number of Units:** 19  
**Average List Price:** \$860,763  
**Average Days on Market:** 35

# Millburn 2015 Year to Date Market Trends

|                                  | January   | February  | March     | April     | May       | June | July | August | September | October | November | December | YTD AVG   |
|----------------------------------|-----------|-----------|-----------|-----------|-----------|------|------|--------|-----------|---------|----------|----------|-----------|
| Days on Market                   | 64        | 89        | 65        | 39        | 15        |      |      |        |           |         |          |          | 48        |
| List Price                       | \$550,250 | \$649,000 | \$609,500 | \$805,250 | \$824,400 |      |      |        |           |         |          |          | \$703,462 |
| Sales Price                      | \$526,625 | \$635,000 | \$594,281 | \$822,313 | \$863,365 |      |      |        |           |         |          |          | \$707,349 |
| Sales Price as a % of List Price | 93.61%    | 97.84%    | 98.02%    | 102.26%   | 104.39%   |      |      |        |           |         |          |          | 99.86%    |
| Sales Price to                   | 1.08      | 1.26      | 1.06      | 1.18      | 1.36      |      |      |        |           |         |          |          | 1.16      |
| # Units Sold                     | 4         | 1         | 8         | 8         | 5         |      |      |        |           |         |          |          | 26        |
| Active Listings                  | 15        | 15        | 16        | 11        | 27        |      |      |        |           |         |          |          | 17        |
| Under Contracts                  | 11        | 18        | 17        | 22        | 19        |      |      |        |           |         |          |          | 17        |

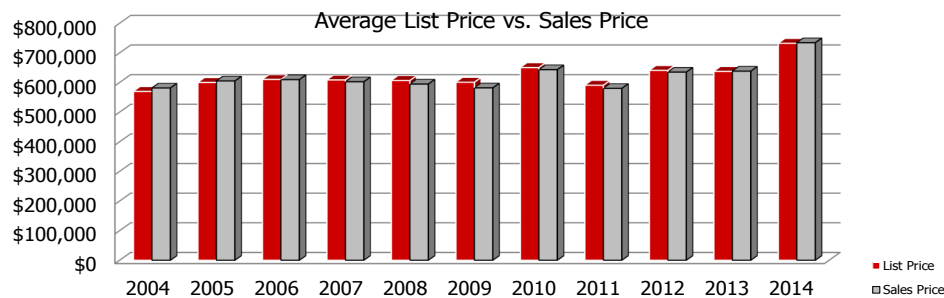
## Flashback! YTD 2014 vs YTD 2015

|                                  | 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%    |



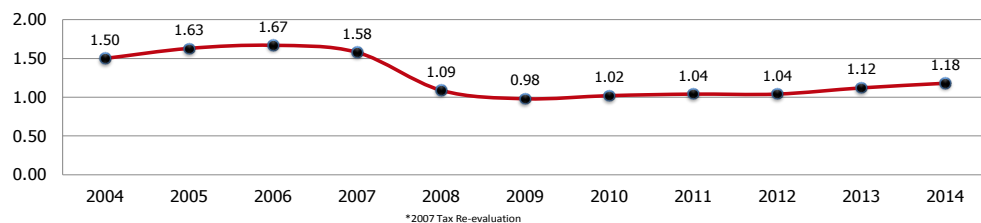
|                 | 2014 | 2015 | % Change |
|-----------------|------|------|----------|
| # Units Sold    | 31   | 26   | -16.13%  |
| Active Listings | 22   | 27   | 22.73%   |
| Under Contracts | 28   | 19   | -32.14%  |

## Millburn Yearly Market Trends



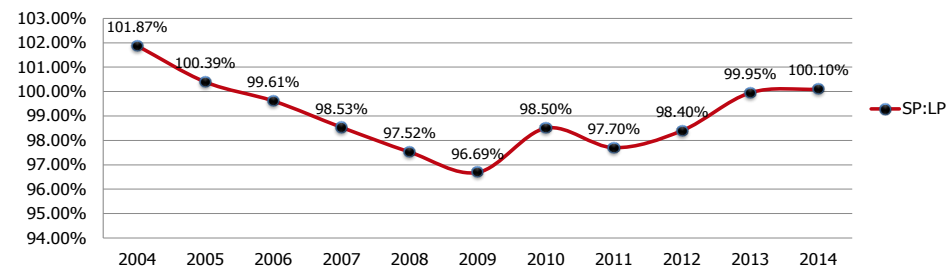
|    | 2004      | 2005      | 2006      | 2007      | 2008      | 2009      | 2010      | 2011      | 2012      | 2013      | 2014      |
|----|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| LP | \$569,609 | \$599,980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

### Sales Price to Assessed Value Ratio

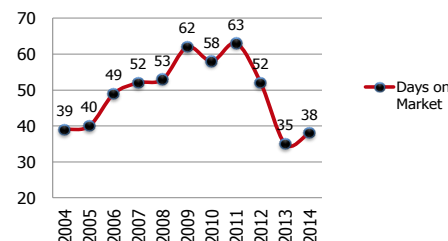


## Millburn Yearly Market Trends

### Sales Price to List Price Ratios



### Average Days on Market



### Number of Units Sold

