

## Millburn May 2010 Market Activity

Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
1	26 Greenwood Dr	Colonial	\$809,000	\$800,000	\$724,300	5/7/2010	44	98.89%	1.10
2	85 Maple St	Tudor	\$815,000	\$820,000	\$792,000	5/14/2010	23	100.61%	1.04
3	42 Southern Slope Drive	Tudor	\$900,000	\$927,000	\$785,800	5/17/2010	15	103.00%	1.18
4	116 Cypress St	CapeCod	\$859,000	\$860,000	\$1,019,500	5/21/2010	86	100.12%	0.84
5	18 Mountianview Rd	Colonial	\$649,000	\$635,000	\$655,600	5/27/2010	189	97.84%	0.97
<b>AVERAGES</b>			<b>\$806,400</b>	<b>\$808,400</b>			<b>71</b>	<b>100.09%</b>	<b>1.03</b>



<b>Average Days on Market</b>	<b>71</b>
<b>Average List Price</b>	<b>\$806,400</b>
<b>Average Sales Price</b>	<b>\$808,400</b>
<b>% of List Price to Sales Price</b>	<b>100.09%</b>
<b>Sales Price to Assessed Value Ratio</b>	<b>1.03</b>
<b># of Units for the Month</b>	<b>5</b>



Not intended to solicit a home that is already listed.



**RESIDENTIAL BROKERAGE**

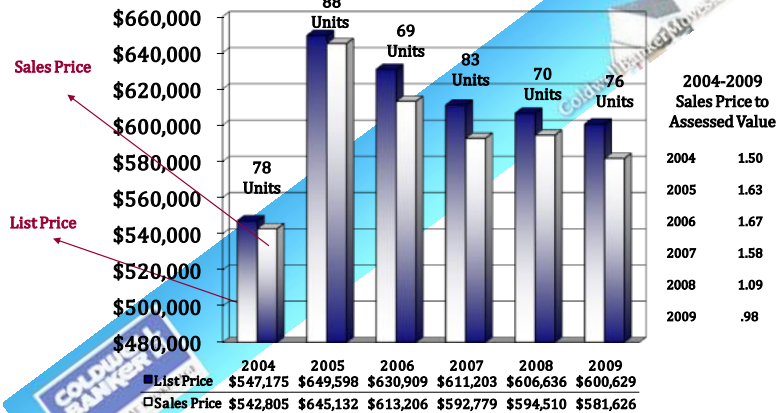
**FLASHBACK!!!!**  
**May 2009 YTD:**  
**AVG YTD Sales Price: \$579,711**  
**DOM: 73**  
**#Units YTD: 19**  
**SP:AV .95**

**Millburn 2010 Year to Date Market Trends**

	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Average List Price	\$555,725	\$457,667	\$599,000	\$664,375	\$806,400								\$640,259
Average Sales Price	\$548,725	\$440,000	\$575,000	\$651,375	\$808,400								\$631,612
Days on Market	27	81	136	27	71								56
% of List Price to Sales Price	98.14%	95.90%	95.99%	97.52%	100.09%								98.05%
Sales Price to Assessed Value	1.04	0.86	1.00	1.05	1.03								1.01
# Units Sold	4	3	1	4	5								17

**Millburn Market Averages 2004-2009**

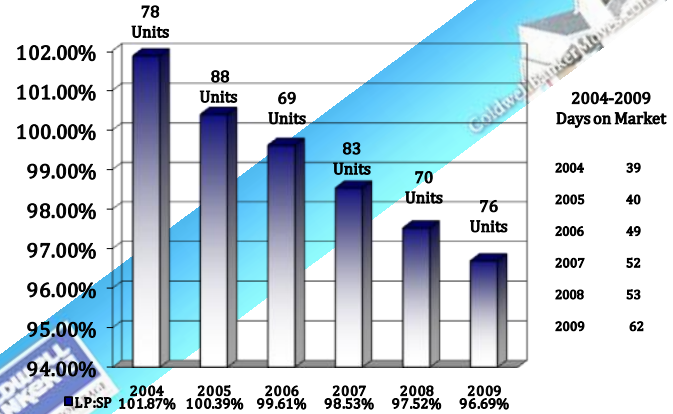
LIST PRICE & SALES PRICE AND SALES PRICE TO ASSESSED VALUE RATIO



As reported by the Garden State Multiple Listing Service Information deemed reliable but not guaranteed.

**Millburn Market Averages 2004-2009**

PERCENT OF LIST PRICE TO SALES PRICE & DAYS ON MARKET



As reported by the Garden State Multiple Listing Service Information deemed reliable but not guaranteed.