



2010 YTD Real Estate Market Activity

Millburn
October 2010

ColdwellBankerMoves.com

#	Property Address	Style	#BR	#BA	List Price (LP)	Sale Price (SP)	Total Assessed Value (AV)	Closed Date	DOM	SP:LP	SP:AV
1	10 RAHWAY RD*	Colonial	3	2.1	\$739,000	\$722,500	\$645,800	10/28/10	19	97.77%	1.12
2	28 CYPRESS ST*	Colonial	3	1.1	\$500,000	\$535,000	\$524,700	10/15/10	9	107.00%	1.02
3	32 UNDERCLIFF RD*	Colonial	3	1.1	\$499,999	\$455,000	\$601,600	10/02/10	99	91.00%	0.76
4	43 GREENWOOD DR*	Tudor/Custom	3	2.1	\$650,000	\$650,000	\$654,900	10/05/10	34	100.00%	0.99
5	515 WYOMING AVE*	Colonial	3	1	\$525,000	\$500,000	\$490,900	10/22/10	99	95.24%	1.02
6	84 Pine Street	Tudor/Custom	3	2.2	\$900,000	\$902,000	\$934,300	10/01/10	11	100.22%	0.97
7	92 CYPRESS ST*	Colonial	3	1	\$529,000	\$505,000	\$580,700	10/07/10	159	95.46%	0.87
AVERAGES					\$620,428	\$609,929			61	98.10%	0.96

<i># of Units for the Month</i>	7
<i>Average List Price</i>	\$620,428
<i>Average Sale Price</i>	\$609,929
<i>% of Sale Price to List Price</i>	98.10%
<i>Average Days on Market</i>	61
<i>Sales Price to Assessed Value Ratio</i>	0.96



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Column1	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
# Units Sold	4	3	1	4	5	14	5	5	5	7			53
Average List Price	\$555,725	\$457,667	\$599,000	\$664,375	\$806,400	\$679,350	\$656,800	\$587,600	\$671,680	\$620,428			\$629,903
Average Sale Price	\$548,725	\$440,000	\$575,000	\$651,375	\$808,400	\$694,679	\$630,900	\$562,300	\$654,200	\$609,929			\$617,551
% of Sale Price to List Price	98.14%	95.90%	95.99%	97.52%	100.09%	101.77%	96.10%	95.39%	96.76%	98.10%			97.58%
Days on Market	27	81	136	27	71	35	66	64	88	61			66
Sale Price to Assessed Value	1.04	0.86	1	1.05	1.03	1.10	1.08	0.89	0.96	0.96			1.00

