

Millburn

July 2018 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	176 Millburn Avenue C1023	TwnEndUn	2	1.0	11	\$275,800	\$275,800	\$300,000	108.77%	\$299,400	1.00
2	92 Cypress Street	Colonial	3	1.1	14	\$775,000	\$775,000	\$820,000	105.81%	\$733,000	1.12
3	10 Rosedale Avenue	Colonial	5	3.2	28	\$875,000	\$849,000	\$828,000	97.53%	\$676,100	1.22
4	28 Bailey Road	Colonial	4	1.1	30	\$845,000	\$845,000	\$850,000	100.59%	\$756,000	1.12
5	20 Bailey Road	Colonial	3	3.1	8	\$829,000	\$829,000	\$859,000	103.62%	\$716,800	1.20
6	7 Ivy Terrace	Tudor	4	2.1	7	\$939,000	\$939,000	\$939,000	100.00%	\$844,900	1.11
7	76 Mountain Avenue	Colonial	5	3.2	21	\$1,095,000	\$1,095,000	\$1,035,000	94.52%	\$909,400	1.14
8	402 Millburn Avenue	Custom	4	4.1	12	\$1,150,000	\$1,150,000	\$1,093,000	95.04%		
AVERAGE					16	\$847,975	\$844,725	\$840,500	100.74%		1.13

"ACTIVE" Listings in Millburn

Number of Units: 23
Average List Price: \$751,969
Average Days on Market: 47

"UNDER CONTRACT" Listings in Millburn

Number of Units: 11
Average List Price: \$906,445
Average Days on Market: 41

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Millburn 2018 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	23	7	85	16	8	39	16						27
List Price	\$807,000	\$901,000	\$807,000	\$851,200	\$668,333	\$851,067	\$844,725						\$834,498
Sales Price	\$787,000	\$920,000	\$757,500	\$857,906	\$695,833	\$857,126	\$840,500						\$836,154
Sales Price as a % of List Price	98.74%	102.16%	94.47%	100.99%	104.05%	100.64%	100.74%						100.60%
Sales Price to Assessed Value	1.01	1.08	0.86	1.03	1.16	1.16	1.13						1.09
# Units Sold	4	3	2	8	3	15	8						43
Active Listings	12	14	18	16	24	20	23						18
Under Contracts	7	7	11	19	21	19	11						14

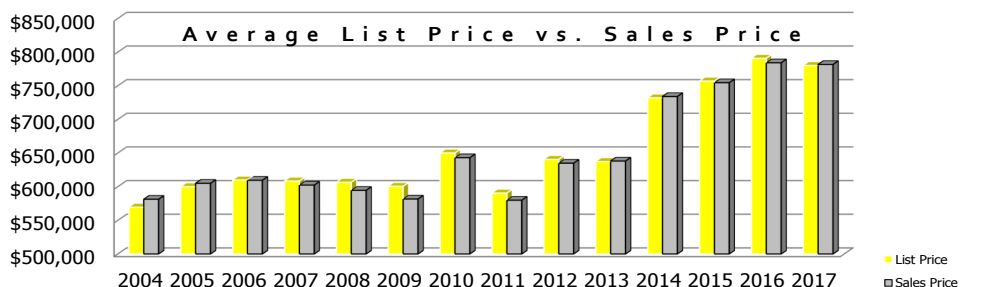
Flashback! YTD 2017 vs YTD 2018

YTD	2017	2018	% Change
Days on Market	52	27	-48.36%
Sales Price	\$804,052	\$836,154	3.99%
Sales Price to Assessed Value	1.28	1.09	-14.64%

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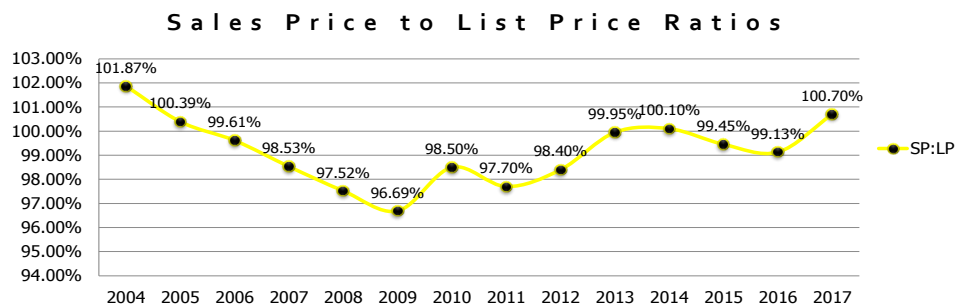
YTD	2017	2018	% Change
# Units Sold	66	43	-34.85%
Active Listings	16	23	43.75%
Under Contracts	20	11	-45.00%

Millburn Yearly Market Trends

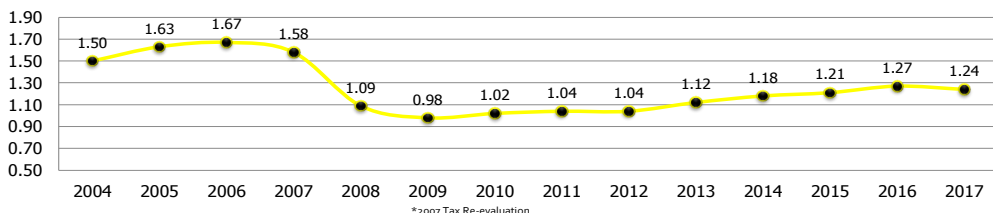


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
LP	\$569,609	\$599,980	\$610,041	\$608,441	\$606,636	\$600,629	\$650,173	\$590,527	\$640,603	\$637,344	\$731,984	\$757,032	\$790,793	\$780,104
SP	\$581,274	\$604,983	\$609,523	\$602,349	\$594,510	\$581,626	\$643,078	\$579,916	\$634,919	\$638,079	\$734,040	\$754,490	\$784,069	\$781,605

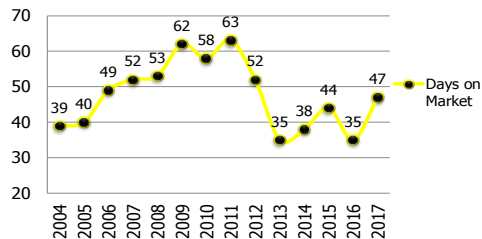
Millburn Yearly Market Trends



Sales Price to Assessed Value Ratio



Average Days on Market



Number of Units Sold

