

Millburn

August 2018 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assess-	SP:AV
1	34 Cypress Street	Colonial	3	2.0	77	\$649,000	\$625,000	\$615,000	98.40%	\$562,400	1.09
2	17 Bodwell Terrace	Tudor	3	2.1	68	\$758,000	\$719,000	\$710,000	98.75%	\$737,700	0.96
3	84 Elm Street	Colonial	3	2.0	38	\$799,000	\$750,000	\$745,000	99.33%	\$750,300	0.99
4	825 Ridgewood Road	Ranch	3	2.0	29	\$795,000	\$795,000	\$797,000	100.25%	\$752,500	1.06
5	7 Reeve Circle	Colonial	5	2.1	20	\$889,000	\$889,000	\$845,000	95.05%	\$936,400	0.90
6	22 Mountainview Road	Colonial	4	3.1	19	\$1,048,000	\$1,048,000	\$1,020,000	97.33%	\$857,200	1.19
7	56 Mountainview Road	Colonial	4	3.1	32	\$1,195,000	\$1,095,000	\$1,085,000	99.09%	\$884,700	1.23
8	155 Sagamore Road	Colonial	4	3.1	9	\$1,150,000	\$1,150,000	\$1,201,000	104.43%	\$1,101,400	1.09
9	9 Farview Road	Contemp	4	2.1	32	\$1,395,000	\$1,395,000	\$1,332,826	95.54%	\$1,066,100	1.25
AVERAGE					36	\$964,222	\$940,667	\$927,870	98.69%		1.09

"ACTIVE" Listings in Millburn

Number of Units: 20
Average List Price: \$787,235
Average Days on Market: 49

"UNDER CONTRACT" Listings in Millburn

Number of Units: 19
Average List Price: \$856,616
Average Days on Market: 26

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	36					28
List Price	\$807,000	\$901,000	\$807,000	\$851,200	\$668,333	\$851,067	\$844,725	\$940,667					\$852,873
Sales Price	\$787,000	\$920,000	\$757,500	\$857,906	\$695,833	\$857,126	\$840,500	\$927,870					\$852,028
Sales Price as a % of List Price	98.74%	102.16%	94.47%	100.99%	104.05%	100.64%	100.74%	98.69%					100.27%
Sales Price to Assessed Value	1.01	1.08	0.86	1.03	1.16	1.16	1.13	1.09					1.09
# Units Sold	4	3	2	8	3	15	8	9					52
Active Listings	12	14	18	16	24	20	23	23					19
Under Contracts	7	7	11	19	21	19	11	8					13

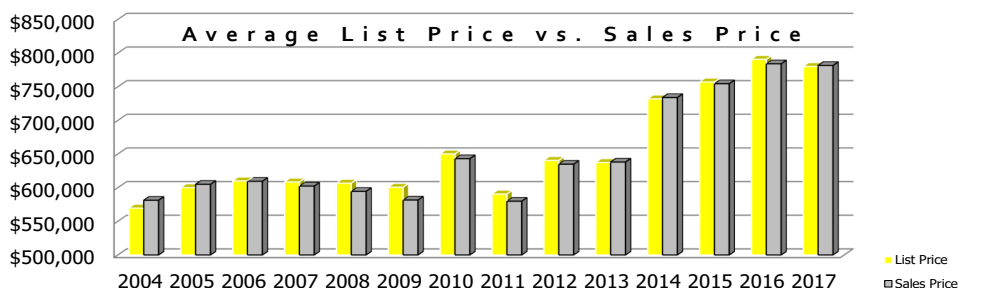
Flashback! YTD 2017 vs YTD 2018

YTD	2017	2018	% Change
Days on Market	49	28	-41.94%
Sales Price	\$807,286	\$852,028	5.54%
Sales Price to Assessed Value	1.27	1.09	-14.21%

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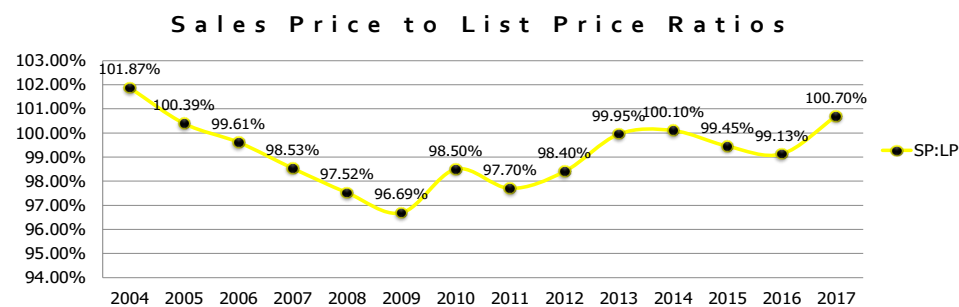
YTD	2017	2018	% Change
# Units Sold	80	52	-35.00%
Active Listings	9	23	155.56%
Under Contracts	14	8	-42.86%

Millburn Yearly Market Trends

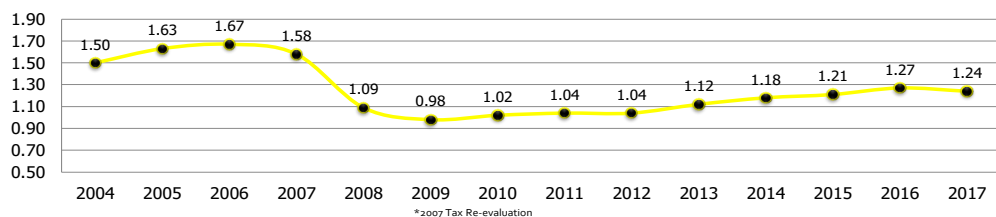


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
LP	\$569,609	\$599,980	\$610,041	\$608,441	\$606,636	\$600,629	\$650,173	\$590,527	\$640,603	\$637,344	\$731,984	\$757,032	\$790,793	\$780,104
SP	\$581,274	\$604,983	\$609,523	\$602,349	\$594,510	\$581,626	\$643,078	\$579,916	\$634,919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

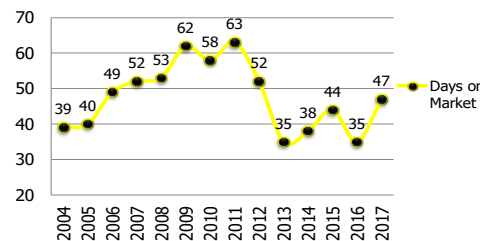
Millburn Yearly Market Trends



Sales Price to Assessed Value Ratio



Average Days on Market



Number of Units Sold

