

Millburn

September 2018 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	41 Cedar Crest	Ranch	3	2.0	24	\$575,000	\$575,000	\$520,000	90.43%	\$623,200	0.83
2	880 Ridgewood Road	Tudor	3	1.1	21	\$449,900	\$449,900	\$610,000	135.59%	\$747,600	0.82
3	29 Parkview Drive	Split Level	3	1.1	103	\$799,000	\$749,000	\$736,000	98.26%	\$736,000	1.00
4	27 Myrtle Avenue	Colonial	4	3.0	16	\$800,000	\$750,000	\$760,000	101.33%	\$803,100	0.95
AVERAGE					41	\$655,975	\$630,975	\$656,500	106.40%		0.90

"ACTIVE" Listings in Millburn

Number of Units: 29
Average List Price: \$830,272
Average Days on Market: 51

"UNDER CONTRACT" Listings in Millburn

Number of Units: 12
Average List Price: \$706,067
Average Days on Market: 35

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	41				29
List Price	\$807,000	\$901,000	\$807,000	\$851,200	\$668,333	\$851,067	\$844,725	\$940,667	\$630,975				\$837,023
Sales Price	\$787,000	\$920,000	\$757,500	\$857,906	\$695,833	\$857,126	\$840,500	\$927,870	\$656,500				\$838,062
Sales Price as a % of List Price	98.74%	102.16%	94.47%	100.99%	104.05%	100.64%	100.74%	98.69%	106.40%				100.71%
Sales Price to Assessed Value	1.01	1.08	0.86	1.03	1.16	1.16	1.13	1.09	0.90				1.08
# Units Sold	4	3	2	8	3	15	8	9	4				56
Active Listings	12	14	18	16	24	20	23	23	29				20
Under Contracts	7	7	11	19	21	19	11	8	12				13

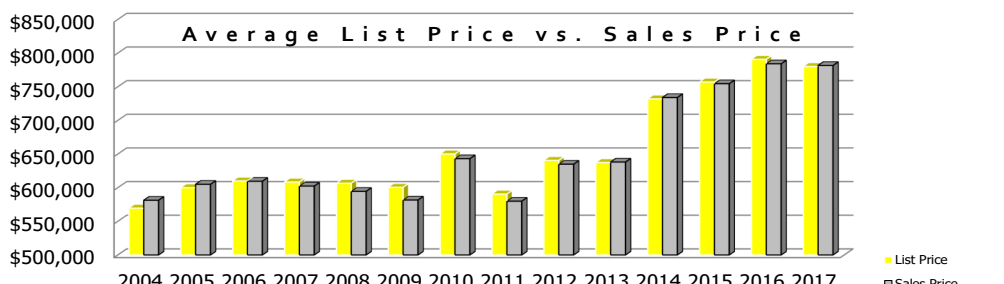
Flashback! YTD 2017 vs YTD 2018

YTD	2017	2018	% Change
Days on Market	47	29	-37.91%
Sales Price	\$788,890	\$838,062	6.23%
Sales Price to Assessed Value	1.25	1.08	-13.99%

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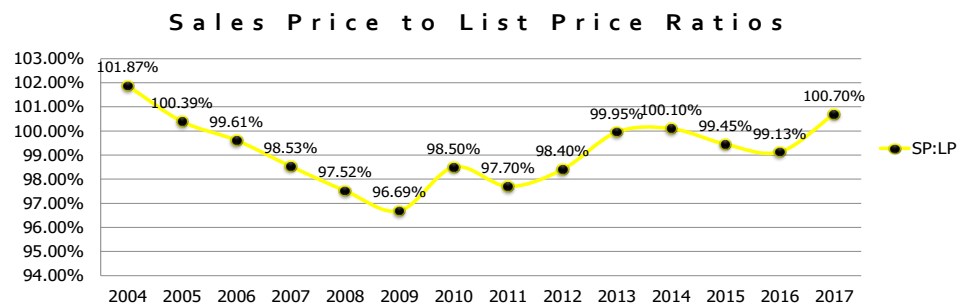
YTD	2017	2018	% Change
# Units Sold	87	56	-35.63%
Active Listings	10	29	190.00%
Under Contracts	10	12	20.00%

Millburn Yearly Market Trends

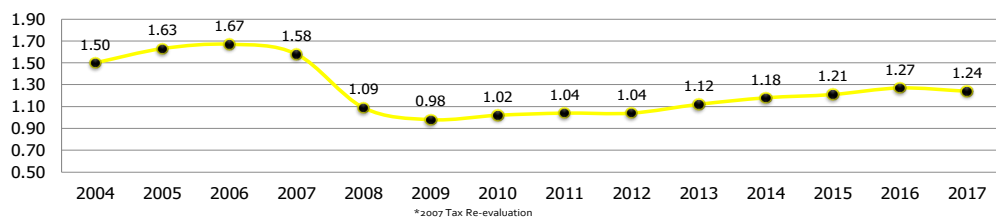


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
LP	\$569,609	\$599,980	\$610,041	\$608,441	\$606,636	\$600,629	\$650,173	\$590,527	\$640,603	\$637,344	\$731,984	\$757,032	\$790,793	\$780,104
SP	\$581,274	\$604,983	\$609,523	\$602,349	\$594,510	\$581,626	\$643,078	\$579,916	\$634,919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

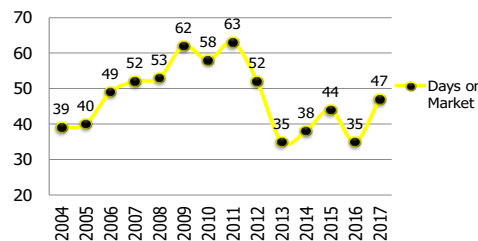
Millburn Yearly Market Trends



Sales Price to Assessed Value Ratio



Average Days on Market



Number of Units Sold

