

Millburn

October 2018 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	353 Wyoming Avenue	Ranch	2	1.1	49	\$650,000	\$579,900	\$500,000	86.22%	\$684,700	0.73
2	23 Locust Avenue	Colonial	3	3.0	34	\$620,000	\$600,000	\$600,000	100.00%	\$603,600	0.99
3	35 Glen Avenue	Ranch	3	2.0	54	\$629,000	\$615,000	\$616,000	100.16%	\$618,400	1.00
4	117 Sagamore Road	Ranch	2	1.0	46	\$769,000	\$725,000	\$630,000	86.90%	\$753,900	0.84
5	87 Chestnut Street	Victrian	4	3.0	66	\$987,000	\$937,000	\$875,000	93.38%	\$897,400	0.98
6	78 Myrtle Avenue	Colonial	5	5.1	35	\$1,595,000	\$1,595,000	\$1,520,000	95.30%		
AVERAGE					47	\$875,000	\$841,983	\$790,167	93.66%	\$711,600	0.91

"ACTIVE" Listings in Millburn

Number of Units: 25
Average List Price: \$835,676
Average Days on Market: 65

"UNDER CONTRACT" Listings in Millburn

Number of Units: 15
Average List Price: \$745,927
Average Days on Market: 28

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	47			31
List Price	\$807,000	\$901,000	\$807,000	\$851,200	\$668,333	\$851,067	\$844,725	\$940,667	\$630,975	\$841,983			\$837,503
Sales Price	\$787,000	\$920,000	\$757,500	\$857,906	\$695,833	\$857,126	\$840,500	\$927,870	\$656,500	\$790,167			\$833,427
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%	93.66%			100.03%
Sales Price to Assessed Value	1.01	1.08	0.86	1.03	1.16	1.16	1.13	1.09	0.90	0.91			1.06
# Units Sold	4	3	2	8	3	15	8	9	4	6			62
Active Listings	12	14	18	16	24	20	23	23	29	25			20
Under Contracts	7	7	11	19	21	19	11	8	12	15			13

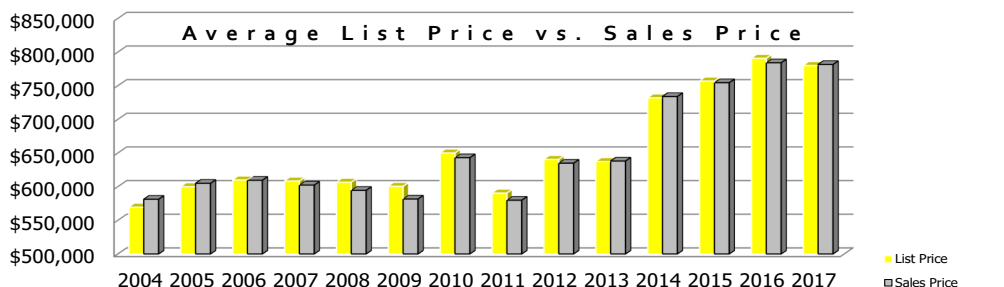
Flashback! YTD 2017 vs YTD 2018

YTD	2017	2018	% Change
Days on Market	47	31	-34.76%
Sales Price	\$785,813	\$833,427	6.06%
Sales Price to Assessed Value	1.24	1.06	-14.68%

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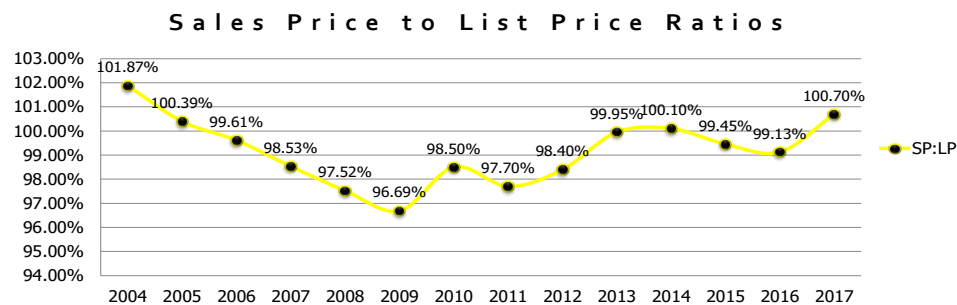
YTD	2017	2018	% Change
# Units Sold	94	62	-34.04%
Active Listings	12	25	108.33%
Under Contracts	6	15	150.00%

Millburn Yearly Market Trends

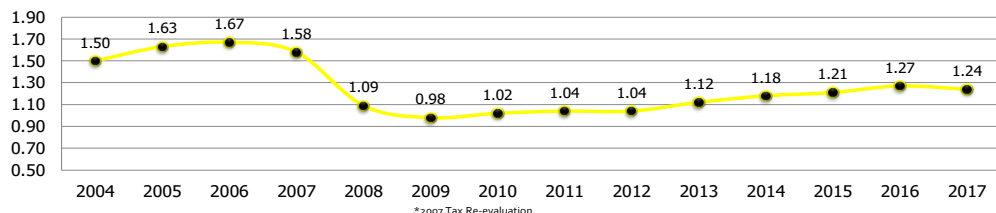


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
LP	\$569,609	\$599,980	\$610,041	\$608,441	\$606,636	\$600,629	\$650,173	\$590,527	\$640,603	\$637,344	\$731,984	\$757,032	\$790,793	\$780,104
SP	\$581,274	\$604,983	\$609,523	\$602,349	\$594,510	\$581,626	\$643,078	\$579,916	\$634,919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

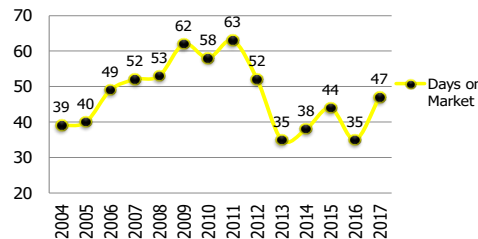
Millburn Yearly Market Trends



Sales Price to Assessed Value Ratio



Average Days on Market



Number of Units Sold

