

Millburn

April 2019 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	9 Sunset Drive	CapeCod	4	2.0	15	\$545,000	\$545,000	\$525,200	96.37%	\$538,200	0.98
2	59 Pine Street	Custom	4	4.1	7	\$575,000	\$575,000	\$600,000	104.35%	\$749,900	0.80
3	8 Oakdale Avenue	Colonial	3	2.1	20	\$690,000	\$690,000	\$685,000	99.28%	\$615,800	1.11
4	37 Oval Road	Bi-Level	4	2.1	32	\$875,000	\$875,000	\$837,500	95.71%	\$763,700	1.10
5	76 Chestnut Street	Colonial	4	3.0	9	\$875,000	\$875,000	\$895,000	102.29%	\$835,100	1.07
6	25 Greenwood Drive	Colonial	5	3.1	13	\$995,000	\$995,000	\$995,000	100.00%	\$916,000	1.09
7	58 Maple Street	Colonial	5	4.1	48	\$1,575,000	\$1,575,000	\$1,500,000	95.24%		
AVERAGE					21	\$875,714	\$875,714	\$862,529	99.03%		1.02

"Active" Listings in Millburn

Number of Units: 22
 Average List Price: \$860,627
 Average Days on Market: 45

"Under Contract" Listings in Millburn

Number of Units: 19
 Average List Price: \$850,842
 Average Days on Market: 21

Millburn 2019 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	31	28	51	21									32
List Price	\$696,000	\$799,000	\$666,333	\$875,714									\$760,870
Sales Price	\$691,773	\$760,125	\$654,833	\$862,529									\$745,993
SP:LP%	98.19%	95.30%	98.72%	99.03%									98.08%
SP to AV	1.05	0.97	0.92	1.02									0.99
# Units Sold	6	4	6	7									23
3 Mo Rate of Ab	6.29	8.81	10.12	9.60									8.71
Active Listings	17	21	25	22									21
Under Contracts	10	12	17	19									15

Flashback! YTD 2018 vs YTD 2019

YTD	2018	2019	% Change
DOM	24	32	34.01%
Sales Price	\$840,368	\$745,993	-11.23%
LP:SP	99.90%	98.08%	-1.82%
SP:AV	1.02	0.99	-2.82%



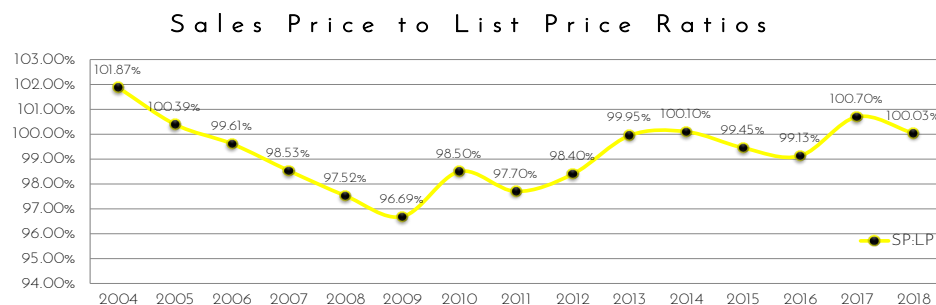
YTD	2018	2019	% Change
# Units Sold	17	23	35.29%
Rate of Ab 3 Mo	8.63	9.60	11.24%
Actives	16	22	37.50%
Under Contracts	19	19	0.00%

Millburn Yearly Market Trends

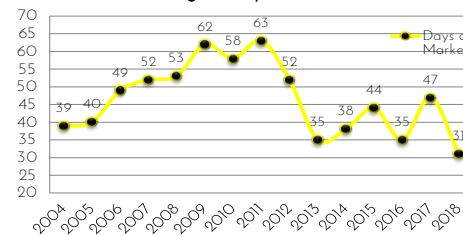


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
LP	\$569,609	\$599,980	\$610,041	\$608,441	\$606,636	\$600,629	\$650,173	\$590,527	\$640,603	\$637,344	\$731,984	\$757,032	\$790,793	\$780,104	\$835,171
SP	\$581,274	\$604,983	\$609,523	\$602,349	\$594,510	\$581,626	\$643,078	\$579,916	\$634,919	\$638,079	\$734,040	\$754,490	\$784,069	\$781,605	\$831,725

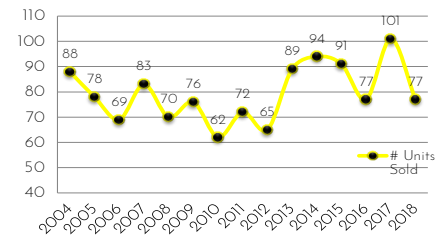
Millburn Yearly Market Trends



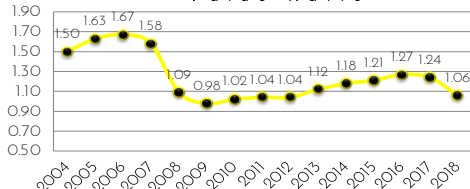
Average Days on Market



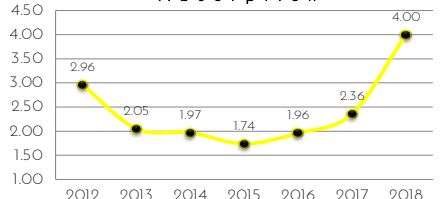
Number of Units Sold



Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



*2007 Tax Re-evaluation

Data only available until 2012

Millburn/Short Hills Combined for R of A