

Millburn

May 2019 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	270 D Main Street	OneFloor	2	1.0	24	\$439,000	\$439,000	\$426,000	97.04%	\$439,200	0.97
2	85 Locust Avenue	Colonial	3	2.1	64	\$625,000	\$599,000	\$545,000	90.98%	\$666,000	0.82
3	727 Ridgewood Road	Colonial	4	1.0	15	\$525,000	\$525,000	\$573,500	109.24%	\$552,400	1.04
4	80 Cypress Street	CapeCod	3	2.1	16	\$699,000	\$699,000	\$699,000	100.00%	\$690,600	1.01
5	398 Wyoming Avenue	Colonial	4	2.1	9	\$739,000	\$739,000	\$823,500	111.43%	\$721,400	1.14
6	13 Bailey Road	Colonial	3	2.1	14	\$750,000	\$750,000	\$829,000	110.53%	\$690,400	1.20
7	96 Greenwood Drive	Tudor	3	2.0	13	\$849,000	\$849,000	\$849,000	100.00%	\$799,900	1.06
8	155 Myrtle Avenue	Colonial	4	2.1	19	\$898,000	\$898,000	\$870,000	96.88%	\$823,700	1.06
9	17 Greenwood Drive	Colonial	4	3.1	38	\$999,000	\$999,000	\$965,000	96.60%	\$740,900	1.30
10	19 Greenwood Drive	Colonial	4	3.1	16	\$989,000	\$989,000	\$990,000	100.10%	\$807,200	1.23
AVERAGE					23	\$751,200	\$748,600	\$757,000	101.28%		1.08

"Active" Listings in Millburn

Number of Units: 24
 Average List Price: \$857,274
 Average Days on Market: 43

"Under Contract" Listings in Millburn

Number of Units: 20
 Average List Price: \$955,375
 Average Days on Market: 23

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	23								30
List Price	\$696,000	\$799,000	\$666,333	\$875,714	\$748,600								\$757,152
Sales Price	\$691,773	\$760,125	\$654,833	\$862,529	\$757,000								\$749,328
SP:LP%	98.19%	95.30%	98.72%	99.03%	101.28%								99.05%
SP to AV	1.05	0.97	0.92	1.02	1.08								1.02
# Units Sold	6	4	6	7	10								33
3 Mo Rate of Ab	6.29	8.81	10.12	9.60	7.38								8.44
Active Listings	17	21	25	22	24								22
Under Contracts	10	12	17	19	20								16

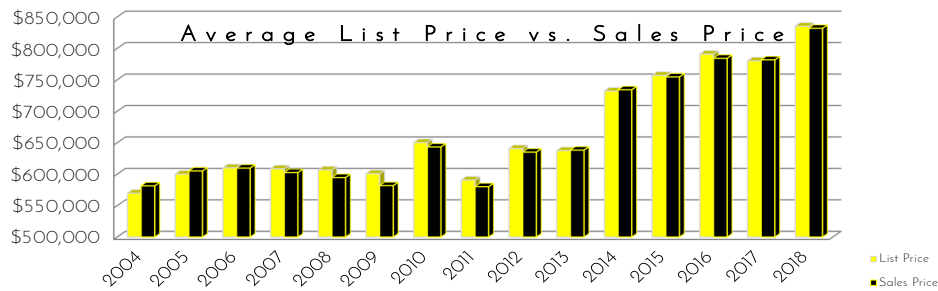
Flashback! YTD 2018 vs YTD 2019

YTD	2018	2019	% Change
DOM	22	30	35.22%
Sales Price	\$818,687	\$749,328	-8.47%
LP:SP	100.52%	99.05%	-1.46%
SP:AV	1.05	1.02	-2.28%



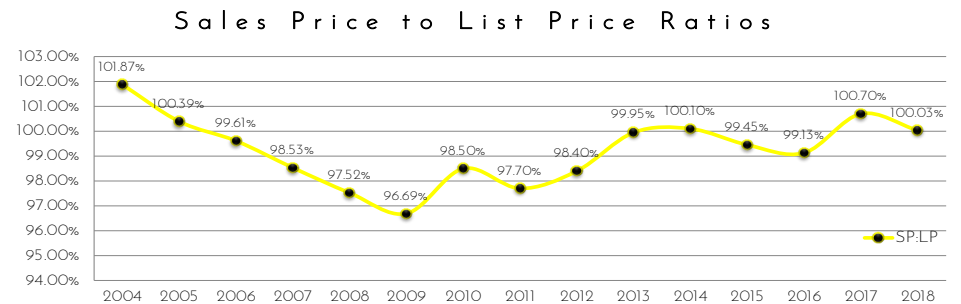
YTD	2018	2019	% Change
# Units Sold	20	33	65.00%
Rate of Ab 3 Mo	8.02	7.38	-7.98%
Actives	24	24	0.00%
Under Contracts	21	20	-4.76%

Millburn Yearly Market Trends

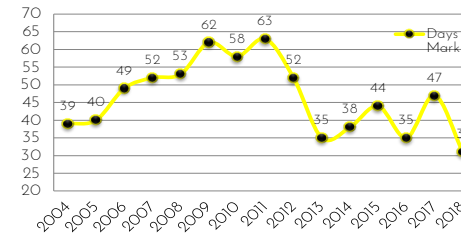


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
LP	\$569,609	\$599,980	\$610,041	\$608,441	\$606,636	\$600,629	\$650,173	\$590,527	\$640,603	\$637,344	\$731,984	\$757,032	\$790,793	\$780,104	\$835,171
SP	\$581,274	\$604,983	\$609,523	\$602,349	\$594,510	\$581,626	\$643,078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

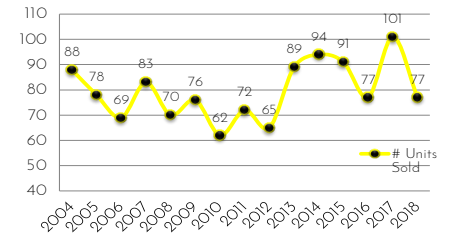
Millburn Yearly Market Trends



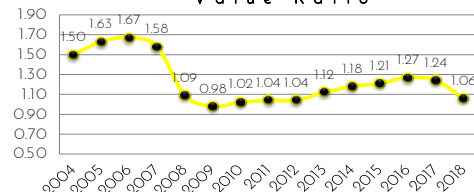
Average Days on Market



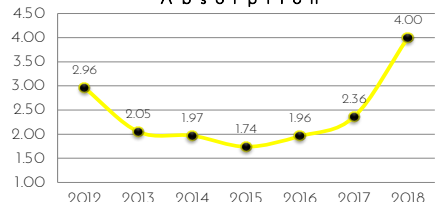
Number of Units Sold



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