

Millburn

June 2019 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	45 Linden Street	Ranch	3	1.1	45	\$675,000	\$675,000	\$675,000	100.00%	\$763,500	0.88
2	43 Haran Circle	SplitLev	4	3.0	52	\$850,000	\$800,000	\$755,000	94.38%	\$815,200	0.93
3	14 Meeker Place	Duplex	5	4.1	24	\$899,000	\$868,000	\$810,000	93.32%		
4	917 Ridgewood Road	Colonial	3	2.0	23	\$929,000	\$899,000	\$870,000	96.77%	\$755,400	1.15
5	516 Wyoming Avenue	Colonial	4	3.1	20	\$899,000	\$899,000	\$870,000	96.77%	\$780,600	1.11
6	90 Whittingham Terrace	Colonial	4	2.2	8	\$1,100,000	\$1,100,000	\$1,110,000	100.91%	\$837,700	1.33
7	26 Oval Road	Custom	4	3.1	38	\$1,199,000	\$1,128,000	\$1,128,000	100.00%	\$1,005,000	1.12
8	4 Gilbert Place	Colonial	4	4.1	9	\$1,149,000	\$1,148,000	\$1,148,000	100.00%	\$1,027,500	1.12
9	836 Ridgewood Road	Colonial	4	3.1	8	\$1,128,000	\$1,128,000	\$1,152,000	102.13%	\$942,100	1.22
10	57 Locust Avenue	Custom	5	4.1	62	\$1,525,000	\$1,485,000	\$1,400,000	94.28%		
AVERAGE					29	\$1,035,300	\$1,013,000	\$991,800	97.86%		1.11

"Active" Listings in Millburn

Number of Units: 20
 Average List Price: \$785,190
 Average Days on Market: 48

"Under Contract" Listings in Millburn

Number of Units: 18
 Average List Price: \$894,910
 Average Days on Market: 18

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	29							29
List Price	\$696,000	\$799,000	\$666,333	\$875,714	\$748,600	\$1,013,000							\$816,651
Sales Price	\$691,773	\$760,125	\$654,833	\$862,529	\$757,000	\$991,800							\$805,717
SP:LP%	98.19%	95.30%	98.72%	99.03%	101.28%	97.86%							98.77%
SP to AV	1.05	0.97	0.92	1.02	1.08	1.11							1.04
# Units Sold	6	4	6	7	10	10							43
3 Mo Rate of Ab	6.29	8.81	10.12	9.60	7.38	5.82							8.00
Active Listings	17	21	25	22	24	20							22
Under Contracts	10	12	17	19	20	18							16

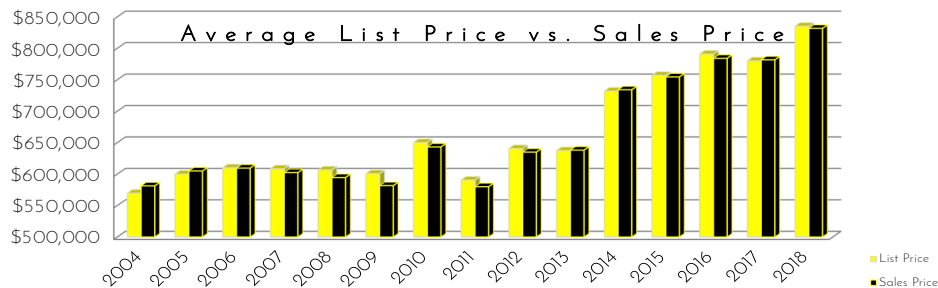
Flashback! YTD 2018 vs YTD 2019

YTD	2018	2019	% Change
DOM	29.1	29.4	1.06%
Sales Price	\$835,161	\$805,717	-3.53%
LP:SP	100.57%	98.77%	-1.79%
SP:AV	1.09	1.04	-4.15%



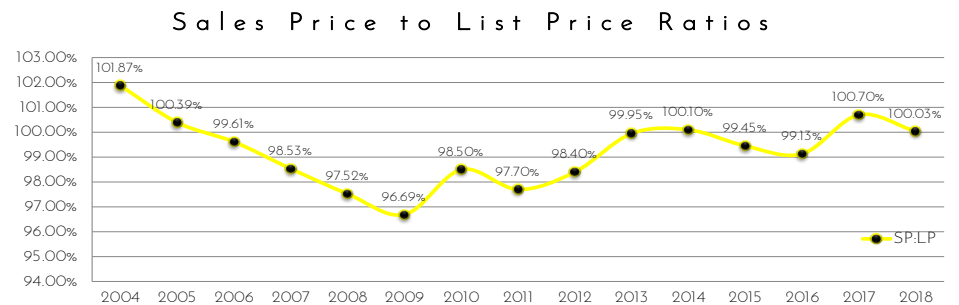
YTD	2018	2019	% Change
# Units Sold	35	43	22.86%
Rate of Ab 3 Mo	5.78	5.82	0.69%
Actives	20	20	0.00%
Under Contracts	19	18	-5.26%

Millburn Yearly Market Trends

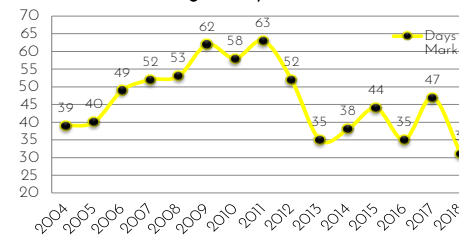


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
LP	\$581,274	\$604,983	\$609,523	\$602,349	\$594,510	\$581,626	\$643,078	\$579,916	\$634,919	\$638,079	\$734,040	\$754,490	\$784,069	\$781,605	\$831,725
SP	\$569,609	\$599,980	\$610,041	\$608,441	\$606,636	\$600,629	\$650,173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

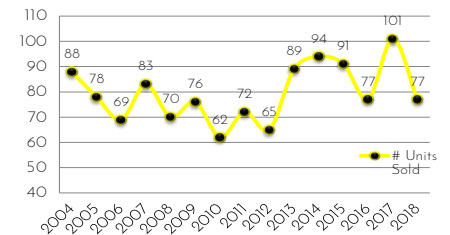
Millburn Yearly Market Trends



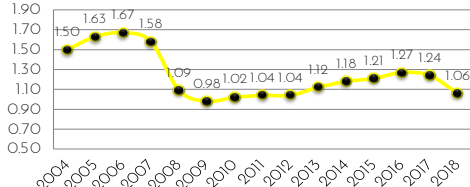
Average Days on Market



Number of Units Sold



Sales Price to Assessed Value Ratio



12 Month Rate of Absorption

