

Millburn

May 2017 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	22 Oakdale Avenue	Colonial	3	1.1	1	\$515,000	\$515,000	\$513,000	99.61%	\$491,600	1.04
2	116 Myrtle Avenue	Colonial	3	1.2	14	\$599,000	\$599,000	\$630,000	105.18%	\$446,600	1.41
3	410 Wyoming Avenue	Ranch	3	1.1	18	\$625,000	\$625,000	\$640,000	102.40%	\$585,100	1.09
4	139 Sagamore Road	Tudor	3	2.1	60	\$849,000	\$799,000	\$765,000	95.74%	\$869,100	0.88
5	24 Locust Avenue	Colonial	4	3.0	86	\$750,000	\$750,000	\$775,000	103.33%	\$517,200	1.50
6	91 Locust Avenue	Tudor	4	3.0	149	\$864,000	\$864,000	\$804,000	93.06%	\$689,400	1.17
7	924 Ridgewood Road	Tudor	4	2.1	20	\$849,000	\$849,000	\$854,000	100.59%	\$740,200	1.15
8	70 Locust Avenue	Tudor	4	2.1	10	\$899,000	\$899,000	\$991,050	110.24%	\$733,300	1.35
9	40 Undercliff Road	Colonial	4	3.1	10	\$1,095,000	\$1,095,000	\$1,095,000	100.00%	\$714,700	1.53
10	34 Greenwood Drive	Tudor	4	3.1	9	\$1,050,000	\$1,050,000	\$1,130,000	107.62%	\$820,000	1.38
11	124 Sagamore Road	Colonial	5	3.1	20	\$1,238,000	\$1,238,000	\$1,238,000	100.00%	\$840,000	1.47
AVERAGE					36	\$848,455	\$843,909	\$857,732	101.62%		1.27

"ACTIVE" Listings in Millburn

Number of Units: **19**
 Average List Price: **\$818,820**
 Average Days on Market: **38**

"UNDER CONTRACT" Listings in Millburn

Number of Units: **27**
 Average List Price: **\$827,589**
 Average Days on Market: **76**

Millburn 2017 Year to Date Market Trends

	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	149	52	54	23	36								58
List Price	\$971,571	\$910,333	\$711,878	\$622,111	\$843,909								\$798,855
Sales Price	\$912,571	\$891,250	\$727,361	\$655,222	\$857,732								\$800,329
Sales Price as a % of List Price	95.13%	98.03%	103.65%	107.50%	101.62%								101.72%
Sales Price to Assessed Value	1.11	1.23	1.23	1.35	1.27								1.26
# Units Sold	7	6	9	9	11								42
Active Listings	14	18	16	20	19								17
Under Contracts	17	21	24	20	27								22

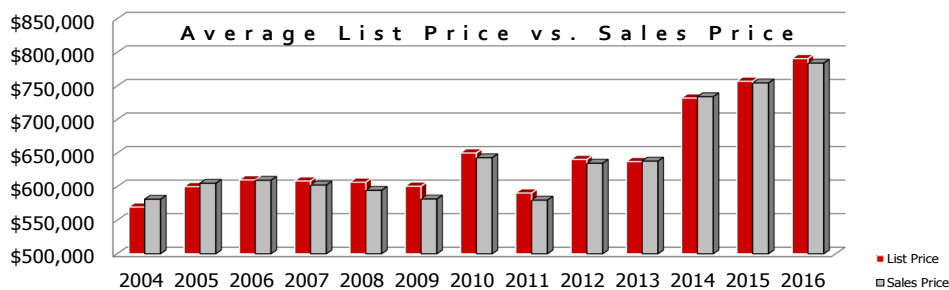
Flashback! YTD 2016 vs YTD 2017

	2016	2017	% Change
Days on Market	32	58	80.76%
Sales Price	\$740,207	\$800,329	8.12%
Assessed Value to Sales Price	1.25	1.26	0.87%

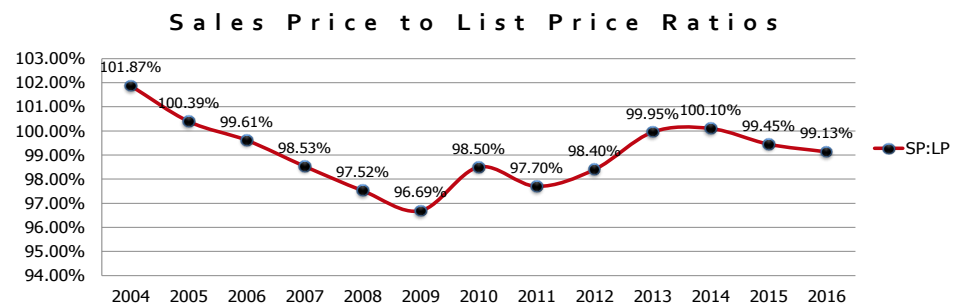


	2016	2017	% Change
# Units Sold	26	42	61.54%
Active Listings	30	19	-36.67%
Under Contracts	24	27	12.50%

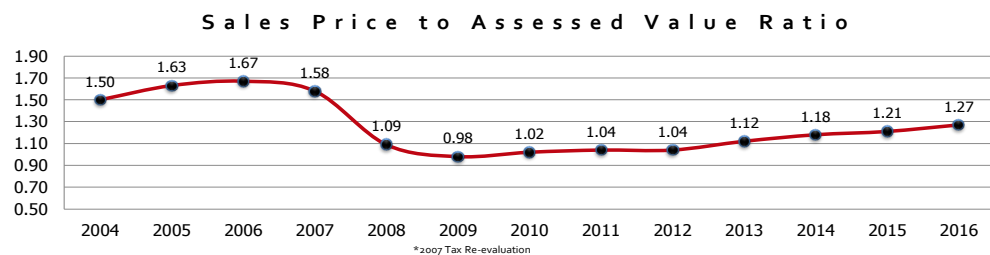
Millburn Yearly Market Trends



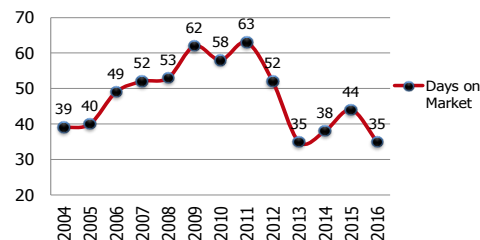
Millburn Yearly Market Trends



	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
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
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



Average Days on Market



Number of Units Sold

