

MILLBURN

Market Snapshot

SOLD in May 2018

UNITS	ADDRESS	STYLE	BEDRMS	BATHS	DOM	ORIG. LIST PRICE	LIST PRICE	SALES PRICE	SP:LP	TOTAL ASSESSMENT
1	38 Cypress Street	Colonial	3	2	7	\$625,000	\$625,000	\$617,500	98.80%	\$583,200
2	29 Sunset Drive	Colonial	4	2.2	8	\$730,000	\$730,000	\$760,000	104.11%	\$621,400
3	26 Locust Avenue	Colonial	3	1.1	10	\$650,000	\$650,000	\$710,000	109.23%	\$587,000



"ACTIVE" Listings in Millburn

as of 05/31/2018

Number of Units: 23
 Average List Price: \$762,456
 Average Days on Market: 33

"UNDER CONTRACT" Listings in Millburn

as of 05/31/2018

Number of Units: 18
 Average List Price: \$873,333
 Average Days on Market: 32

Millburn 2018 Year to Date Market Trends

	January	February	March	April	May	June	July	August	September	October	November	December	YTD Avg
# Units Sold	4	3	3	8	3								4
Active Listings	1	3	4	10	13								6
Avg List Price	\$1,550,000	\$958,300	\$955,975	\$854,290	\$787,446								\$1,021,202
Avg Sales Price	\$786,999	\$920,000	\$758,333	\$857,906	\$695,833								\$803,814
Days on Market	22	7	62	16	8								23
Sales Price as % of List Price	50.77%	96.00%	79.33%	100.42%	88.37%								83%
Under Contract	0	0	1	11	10								4

1 YEAR FLASHBACK

01/01/2017-05/31/2017 vs 01/01/2018-05/31/2018

	2017	2018	% Change
# Units Sold	43	21	-51.16%
Avg. Days on Market	57	21	-63.16%
Avg. Sales Price	\$795,088	\$815,892	2.62%



Millburn Yearly Market Trends

2014 to 2017

	2014	2015	2016	2017
LP	\$727,443	\$757,031	\$794,438	\$781,783
SP	\$728,180	\$754,489	\$786,916	\$783,575
LP to SP Ratio	100.10%	99.66%	99.05%	100.23%

