

MILLBURN

Market Snapshot

SOLD in June 2018

UNITS	ADDRESS	STYLE	BEDRMS	BATHS	DOM	ORIG. LIST PRICE	LIST PRICE	SALES PRICE	SP:LP	TOTAL ASSESSMENT
1	50 Mountain Avenue	Colonial	5	2.1	104	\$1,288,000	\$1,178,000	\$1,158,000	98.30%	\$765,400
2	24 Southern Slope Drive	Colonial	4	2.2	74	\$1,075,000	\$1,068,000	\$1,050,000	98.31%	\$915,700
3	48 Myrtle Avenue	Colonial	4	2.1	14	\$999,000	\$999,000	\$1,045,000	104.60%	\$781,300
4	822 Ridgewood Road	SplitLev	5	3	113	\$998,000	\$998,000	\$930,000	93.19%	\$920,100
5	45 Mountainview Road	Colonial	4	2.1	13	\$995,000	\$995,000	\$1,020,000	102.51%	\$930,700
6	86 Locust Avenue	Colonial	4	2.1	29	\$975,000	\$950,000	\$960,000	101.05%	\$836,600
7	93 Mountain Avenue	Colonial	4	2.2	15	\$929,000	\$929,000	\$960,000	103.34%	\$830,100
8	115 Greenwood Drive	Colonial	3	4	72	\$928,000	\$928,000	\$928,000	100.00%	\$800,600
9	14 Rawley Place	Colonial	4	3.1	18	\$925,000	\$925,000	\$918,000	99.24%	\$800,400
10	174 Sagamore Road	Victrian	5	2.1	10	\$895,000	\$895,000	\$900,000	100.56%	\$861,600
11	454 Wyoming Avenue	Colonial	4	2.1	65	\$799,000	\$799,000	\$800,000	100.13%	\$689,700
12	14 Parkview Drive	Colonial	3	2.1	12	\$799,000	\$799,000	\$875,000	109.51%	\$786,600
13	101 Cypress Street	Victrian	4	1.1	16	\$739,000	\$739,000	\$759,888	102.83%	\$712,200
14	36 Lakeside Drive, Unit B	OneFloor	1	1	7	\$285,000	\$285,000	\$280,000	98.25%	\$242,100
15	36A Lakeside Drive	FirstFlr	1	1	19	\$279,000	\$279,000	\$273,000	97.85%	\$243,000

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"ACTIVE" Listings in Millburn

as of 06/30/2018

Number of Units: 15
 Average List Price: \$740,120
 Average Days on Market: 57

"UNDER CONTRACT" Listings in Millburn

as of 06/30/2018

Number of Units: 13
 Average List Price: \$879,376
 Average Days on Market: 27

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	15							4
Active Listings	1	3	4	10	13	7							5
Avg List Price	\$1,550,000	\$958,300	\$955,975	\$854,290	\$787,446	\$818,842							\$851,002
Avg Sales Price	\$786,999	\$920,000	\$758,333	\$857,906	\$695,833	\$857,125							\$669,845
Days on Market	22	7	62	16	8	38							19
Sales Price as % of List Price	50.77%	96.00%	79.33%	100.42%	88.37%	104.68%							69%
Under Contract	0	0	1	11	10	10							4

1 YEAR FLASHBACK

01/01/2017-06/30/2017 vs 01/01/2018-06/30/2018

	2017	2018	% Change
# Units Sold	54	36	-33.33%
Avg. Days on Market	54	28	-48.15%
Avg. Sales Price	\$783,561	\$833,073	6.32%



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%

