

# MILLBURN

## July 2012 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Final List Price	Sales Price	SP:FLP	Actual DOM	Original List Price	SP:OLP	Total Assessment	SP:AV
1	206 Main St Unit 15	OneFloor	1	1	90	\$210,000	\$205,000	97.62%	90	\$220,000	93.18%	\$245,600	0.83
2	46 Mechanic Street	Colonial	2	2	26	\$374,900	\$350,000	93.36%	251	\$439,900	79.56%	\$354,900	0.99
3	70 Milton Street	Colonial	3	2	21	\$525,000	\$528,000	100.57%	21	\$525,000	100.57%	\$381,500	1.38
4	450 Wyoming Avenue	Victrian	3	2	228	\$575,000	\$550,000	95.65%	462	\$639,000	86.07%	\$641,400	0.86
5	12 Evergreen Terrace	Ranch	3	2	13	\$520,000	\$552,000	106.15%	19	\$499,000	110.62%	\$473,300	1.17
6	57 Cypress Street	SplitLev	3	3	15	\$625,000	\$610,000	97.60%	15	\$625,000	97.60%	\$591,600	1.03
7	55 Undercliff Road	Colonial	3	1	54	\$665,000	\$630,000	94.74%	54	\$665,000	94.74%	\$625,800	1.01
8	58 Pine Street	Colonial	4	1	12	\$629,000	\$630,000	100.16%	12	\$629,000	100.16%	\$627,800	1.00
9	438 Wyoming Avenue	Colonial	5	2	95	\$649,000	\$650,000	100.15%	95	\$695,000	93.53%	\$758,300	0.86
10	44 Oval Road	SplitLev	4	2	53	\$749,000	\$700,000	93.46%	53	\$749,000	93.46%	\$762,300	0.92
<b>AVERAGE</b>					61	\$552,190	\$540,500	97.95%	107	\$568,590	94.95%		1.00

**CURRENT "ACTIVE" LISTINGS IN MILLBURN**  
AS OF AUGUST 13, 2012

**Number of Units: 13**

**Average List Price: \$662,146**

**Average List Price to Assessed Value Ratio: 1.22**

**Average Days on Market: 85**

**CURRENT "UNDER CONTRACT" LISTINGS IN MILLBURN**  
AS OF AUGUST 13, 2012

**Number of Units: 20**

**Average List Price: \$666,395**

**Average List Price to Assessed Value Ratio: 1.05**

**Average Days on Market: 45**

\* ACTUAL DOM includes previous expired and withdrawn dates. OLP reflects the original asking price that a house entered the market for sale.

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Not intended to solicit a property already listed.

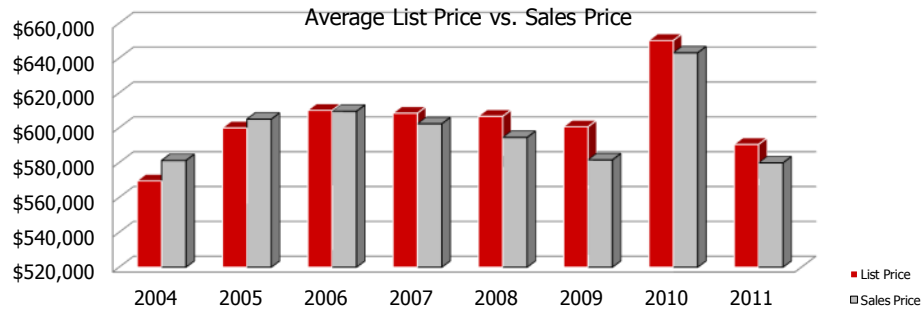
Information compiled from the Garden State Multiple Listing Service. Deemed Reliable but not Guaranteed.

# Millburn 2012 Year to Date Market Trends

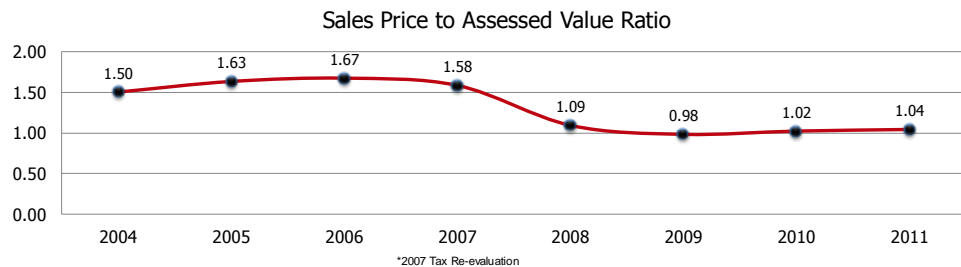
**July 2011 YTD:**  
**AVG YTD Sales Price: \$602,540**  
**DOM: 65**  
**#Units YTD: 47**  
**SP:AV 1.00**

	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	50	49	32	95	78	43	61						58
Final List Price	\$412,000	\$294,000	\$560,750	\$771,667	\$558,225	\$638,931	\$552,190						\$566,400
Sales Price	\$397,450	\$265,000	\$564,250	\$761,833	\$568,500	\$646,804	\$540,500						\$562,169
Sales Price as a % of FLP	96.75%	90.97%	99.23%	96.75%	101.54%	100.84%	97.95%						98.49%
Actual DOM	170	362	32	324	78	60	107						126
Original List Price	\$443,500	\$319,000	\$569,750	\$978,333	\$590,725	\$680,598	\$568,590						\$608,754
Sales Price as a % of OLP	90.97%	82.91%	97.30%	81.51%	95.78%	95.65%	94.95%						93.16%
Sales Price to Assessed Value	0.78	0.81	1.09	1.07	0.99	1.05	1.00						1.00
# Units Sold	2	2	4	3	4	6	10						31

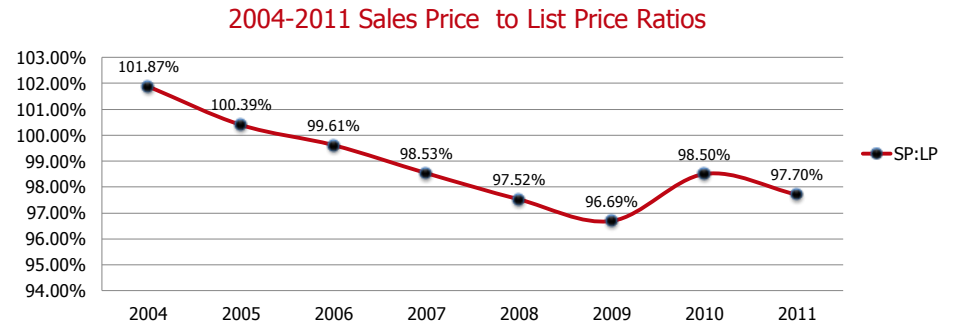
## MILLBURN 2004 - 2011



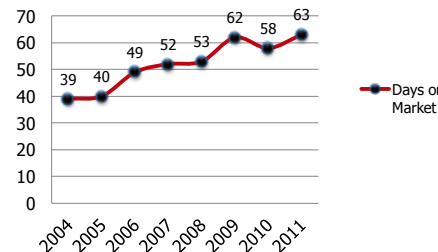
	2004	2005	2006	2007	2008	2009	2010	2011
LP	\$569,609	\$599,980	\$610,041	\$608,441	\$606,636	\$600,629	\$650,173	\$590,527
SP	\$581,274	\$604,983	\$609,523	\$602,349	\$594,510	\$581,626	\$643,078	\$579,916



## MILLBURN 2004 - 2011



### 2004-2011 Average Days on Market



### 2004-2011 # Units Sold

