

MILLBURN

September 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	7 Oakdale Avenue	Colonial	3	1	57	\$475,000	\$494,000	104.00%	57	\$489,000	101.02%	\$409,600	1.21
2	819 Ridgewood Road	SplitLev	3	2	9	\$679,000	\$680,000	100.15%	9	\$679,000	100.15%	\$595,100	1.14
3	5 Rahway Road	RanchExp	3	3	16	\$749,000	\$750,000	100.13%	16	\$749,000	100.13%		
4	916 Ridgewood Road	Tudor	4	2	48	\$799,000	\$776,000	97.12%	48	\$899,000	86.32%	\$702,000	1.11
5	111-113 Greenwood Drive	Colonial	3	2	22	\$799,000	\$805,000	100.75%	22	\$799,000	100.75%	\$721,200	1.12
6	79 Maple Street	Tudor	5	3	7	\$849,000	\$865,000	101.88%	7	\$849,000	101.88%	\$816,100	1.06
7	23 S Mountain Road	Colonial	4	3	8	\$850,000	\$875,000	102.94%	8	\$850,000	102.94%	\$750,800	1.17
AVERAGE					24	\$742,857	\$749,286	101.00%	24	\$759,143	99.03%		1.13

CURRENT "ACTIVE" LISTINGS IN MILLBURN

AS OF OCTOBER 10, 2012

Number of Units: 13

Average List Price: \$667,377

Average List Price to Assessed Value Ratio: 1.18

Average Days on Market: 70

CURRENT "UNDER CONTRACT" LISTINGS IN MILLBURN

AS OF OCTOBER 10, 2012

Number of Units: 11

Average List Price: \$670,818

Average List Price to Assessed Value Ratio: 1.07

Average Days on Market: 52

* ACTUAL DOM includes previous expired and withdrawn dates.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.

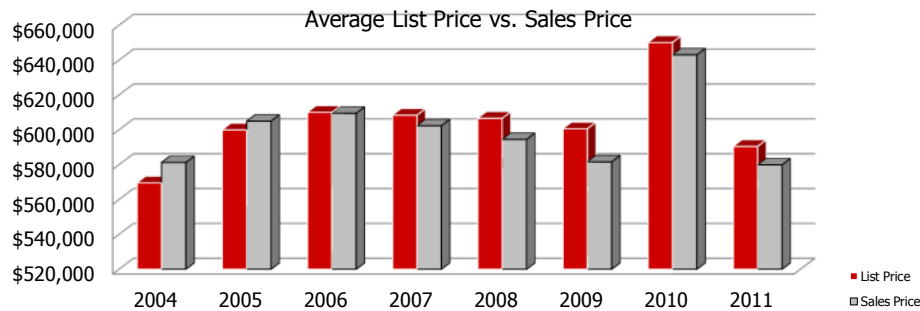
Information compiled from the Garden State Multiple Listing Service. Deemed Reliable but not Guaranteed.

Millburn 2012 Year to Date Market Trends

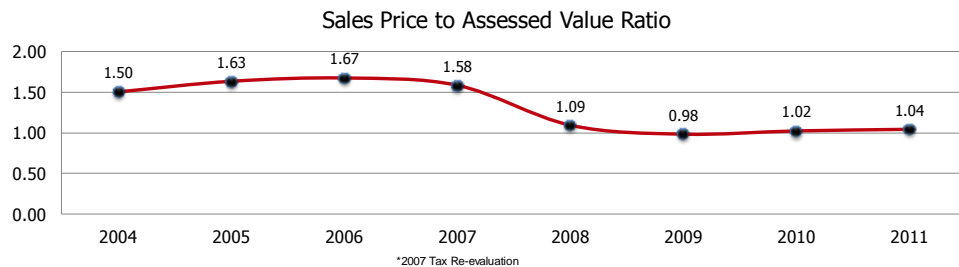
September 2011 YTD:
AVG YTD Sales Price: \$603,205
DOM: 60
#Units YTD: 61
SP:AV 1.02

	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	50	49	32	95	78	43	61	56	24				52
Final List Price	\$412,000	\$294,000	\$560,750	\$771,667	\$558,225	\$638,931	\$552,190	\$653,644	\$742,857				\$609,387
Sales Price	\$397,450	\$265,000	\$564,250	\$761,833	\$568,500	\$646,804	\$540,500	\$637,722	\$749,286				\$604,505
Sales Price as a % of FLP	96.75%	90.97%	99.23%	96.75%	101.54%	100.84%	97.95%	96.89%	101.00%				98.56%
Actual DOM	170	362	32	324	78	60	107	64	24				99
Original List Price	\$443,500	\$319,000	\$569,750	\$978,333	\$590,725	\$680,598	\$568,590	\$678,322	\$759,143				\$644,474
Sales Price as a % of OLP	90.97%	82.91%	97.30%	81.51%	95.78%	95.65%	94.95%	93.03%	99.03%				94.01%
Sales Price to Assessed Value	0.78	0.81	1.09	1.07	0.99	1.05	1.00	1.00	1.13				1.02
# Units Sold	2	2	4	3	4	6	10	9	7				47

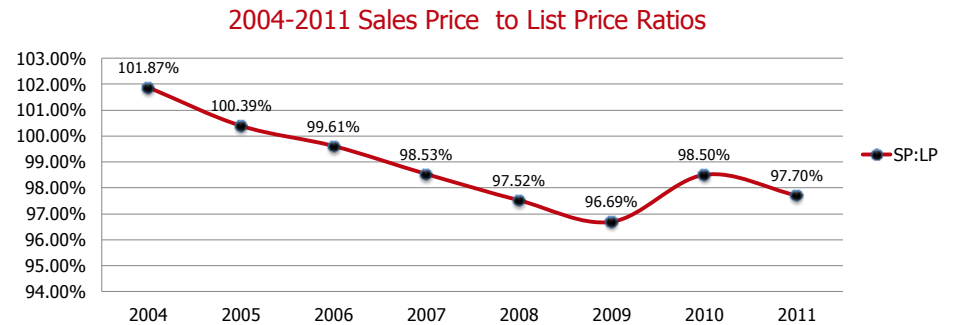
MILLBURN 2004 - 2011



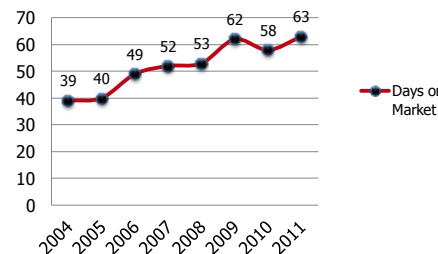
	2004	2005	2006	2007	2008	2009	2010	2011
LP	\$569,609	\$599,980	\$610,041	\$608,441	\$606,636	\$600,629	\$650,173	\$590,527
SP	\$581,274	\$604,983	\$609,523	\$602,349	\$594,510	\$581,626	\$643,078	\$579,916



MILLBURN 2004 - 2011



2004-2011 Average Days on Market



2004-2011 # Units Sold

