

MILLBURN

May 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	33 Locust Ave	CapeCod	3	2	18	\$419,000	\$417,000	99.52%	18	\$419,000	99.52%	\$352,400	1.18
2	4 Evergreen Ter	Ranch	3	1	174	\$449,900	\$462,000	102.69%	174	\$579,900	79.67%	\$584,900	0.79
3	375 Wyoming Ave	Ranch	2	2	119	\$575,000	\$575,000	100.00%	119	\$575,000	100.00%	\$627,600	0.92
4	38 Greenwood Dr	Ranch	3	3	2	\$789,000	\$820,000	103.93%	2	\$789,000	103.93%	\$756,500	1.08
AVERAGE					78	\$558,225	\$568,500	101.54%	78	\$590,725	95.78%		0.99

CURRENT *"ACTIVE"* LISTINGS IN MILLBURN

AS OF MAY 11, 2012

Number of Units: 24

Average List Price: \$663,325

Average List Price to Assessed Value Ratio: 1.10

Average Days on Market: 53

CURRENT *"UNDER CONTRACT"* LISTINGS IN MILLBURN

AS OF MAY 11, 2012

Number of Units: 17

Average List Price: \$592,911

Average List Price to Assessed Value Ratio: 1.03

Average Days on Market: 55

* ACTUAL DOM includes previous expired and withdrawn dates.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.

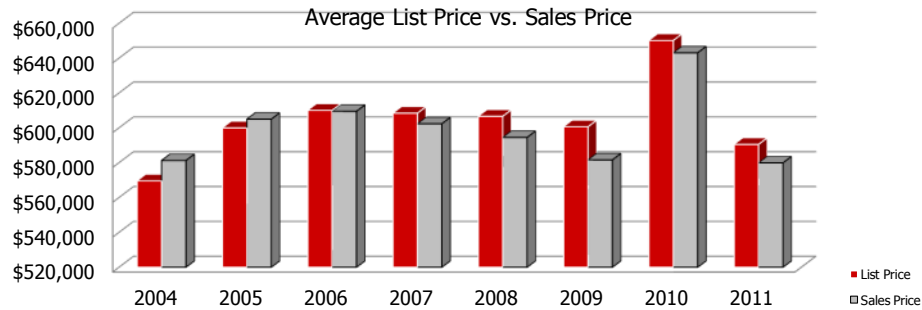
Information compiled from the Garden State Multiple Listing Service. Deemed Reliable but not Guaranteed.

Millburn 2012 Year to Date Market Trends

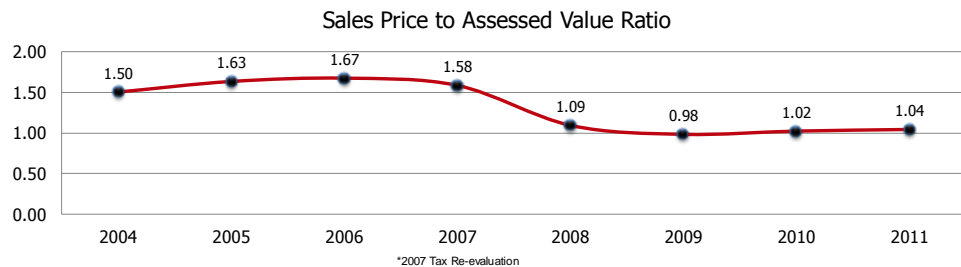
May 2011 YTD:
AVG YTD Sales Price: \$592,180
DOM: 73
#Units YTD: 30
SP:AV 0.99

	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	50	49	32	95	78								61
Final List Price	\$412,000	\$294,000	\$560,750	\$771,667	\$558,225								\$546,860
Sales Price	\$397,450	\$265,000	\$564,250	\$761,833	\$568,500								\$542,760
Sales Price as a % of FLP	96.75%	90.97%	99.23%	96.75%	101.54%								97.92%
Actual DOM	170	362	32	324	78								165
Original List Price	\$443,500	\$319,000	\$569,750	\$978,333	\$590,725								\$606,793
Sales Price as a % of OLP	90.97%	82.91%	97.30%	81.51%	95.78%								90.97%
Sales Price to As-	0.78	0.81	1.09	1.07	0.99								0.98
# Units Sold	2	2	4	3	4								15

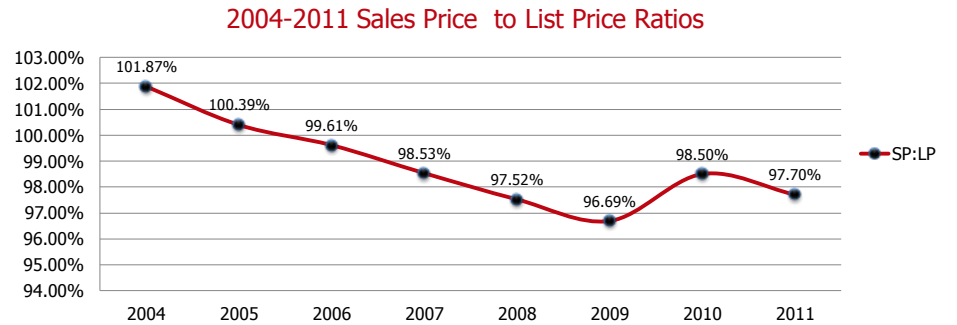
MILLBURN 2004 - 2011



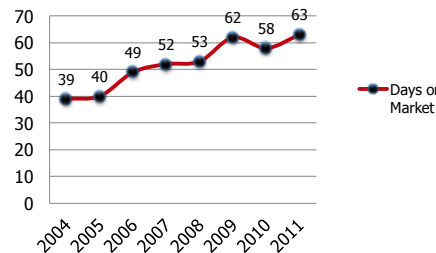
	2004	2005	2006	2007	2008	2009	2010	2011
LP	\$569,609	\$599,980	\$610,041	\$608,441	\$606,636	\$600,629	\$650,173	\$590,527
SP	\$581,274	\$604,983	\$609,523	\$602,349	\$594,510	\$581,626	\$643,078	\$579,916



MILLBURN 2004 - 2011



2004-2011 Average Days on Market



2004-2011 # Units Sold

