

# Millburn

## February 2014 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	30 Locust Avenue	Colonial	3	1.1	13	\$599,000	\$599,000	\$610,000	101.84%	\$478,200	1.28
2	6 Greenwood Drive	Tudor	4	3.1	36	\$789,000	\$759,000	\$750,000	98.81%	\$774,200	0.97
3	25 Parkview Drive	Colonial	4	2.1	9	\$799,000	\$799,000	\$850,000	106.38%	\$588,100	1.45
4	55 Cedar Street	Colonial	4	1.1	21	\$899,000	\$899,000	\$899,000	100.00%	\$811,700	1.11
AVERAGE					20	\$771,500	\$764,000	\$777,250	101.76%		1.20

### ***"ACTIVE"*** LISTINGS IN MILLBURN

**Number of Units:** 9  
**Average List Price:** \$720,878  
**Average Days on Market:** 28

### ***"UNDER CONTRACT"*** LISTINGS IN MILLBURN

**Number of Units:** 13  
**Average List Price:** \$690,223  
**Average Days on Market:** 37

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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 2014 Year to Date Market Trends

	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	78	20											62
List Price	\$591,290	\$764,000											\$640,636
Sales Price	\$582,355	\$777,250											\$638,039
Sales Price as a % of List Price	98.76%	101.76%											99.62%
Sales Price to Assessed Value	1.15	1.20											1.16
# Units Sold	11	4											15
Active Listings	8	9											9
Under Contracts	10	13											12

## Flashback! YTD 2013 vs YTD 2014

	2013	2014	% Change
Days on Market	43	62	44.70%
Sales Price	\$676,600	\$638,039	-5.70%
Sales Price as a % of List Price	100.59%	99.62%	-0.97%



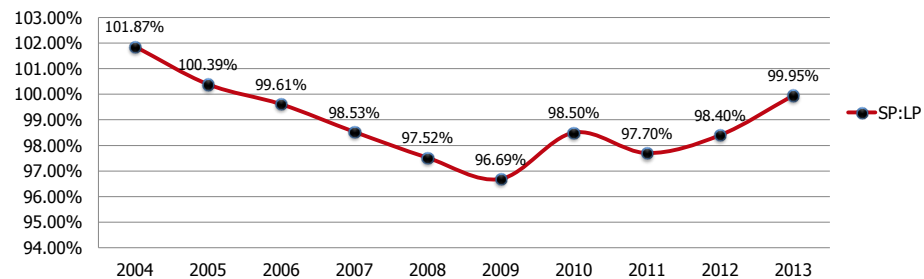
	2013	2014	% Change
# Units Sold	10	11	10.00%
Active Listings	16	9	-43.75%
Under Contracts	12	12	0.00%

## Millburn 2004-2013



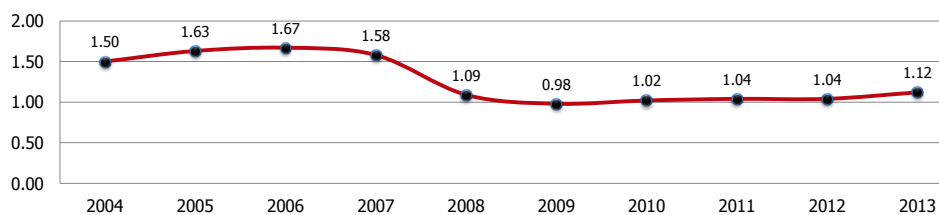
## Millburn 2004-2013

### 2004-2012 Sales Price to List Price Ratios



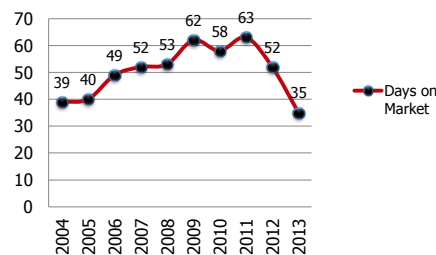
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
LP	\$569,609	\$599,980	\$610,041	\$608,441	\$606,636	\$600,629	\$650,173	\$590,527	\$640,603	\$637,344
SP	\$581,274	\$604,983	\$609,523	\$602,349	\$594,510	\$581,626	\$643,078	\$579,916	\$634,919	\$638,039

### Sales Price to Assessed Value Ratio



\*2007 Tax Re-evaluation

### 2004-2013 Average Days on Market



### 2004-2013 Number of Units Sold

