

Millburn

December 2018 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	147 Glen Avenue	Colonial	3	3.1	58	\$779,000	\$725,000	\$665,000	91.72%	\$742,100	0.90
2	44 Blaine Street	Colonial	4	1.1	8	\$599,000	\$599,000	\$675,000	112.69%	\$486,300	1.39
3	27 Undercliff Road	Colonial	3	1.1	37	\$799,000	\$749,000	\$735,000	98.13%	\$733,600	1.00
4	78 Clinton Avenue	Ranch	3	2.2	38	\$979,900	\$910,000	\$880,000	96.70%	\$891,400	0.99
5	166 Myrtle Avenue	Colonial	4	3.1	50	\$1,095,000	\$1,095,000	\$1,065,000	97.26%	\$871,300	1.22
6	520 Wyoming Avenue	Colonial	5	4.1	68	\$1,298,000	\$1,250,000	\$1,250,888	100.07%	\$917,500	1.36
AVERAGE					43	\$924,983	\$888,000	\$878,481	99.43%		1.14

"ACTIVE" Listings in Millburn

Number of Units: 13
Average List Price: \$820,377
Average Days on Market: 92

"UNDER CONTRACT" Listings in Millburn

Number of Units: 11
Average List Price: \$774,182
Average Days on Market: 42

Millburn 2018 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	23	7	85	16	8	39	16	36	41	47	22	43	31
List Price	\$807,000	\$901,000	\$807,000	\$851,200	\$668,333	\$851,067	\$844,725	\$940,667	\$630,975	\$841,983	\$783,889	\$888,000	\$835,171
Sales Price	\$787,000	\$920,000	\$757,500	\$857,906	\$695,833	\$857,126	\$840,500	\$927,870	\$656,500	\$790,167	\$788,833	\$878,481	\$831,725
Sales Price as a % of List Price	98.74%	102.16%	94.47%	100.99%	104.05%	100.64%	100.74%	98.69%	106.40%	93.66%	100.42%	99.43%	100.03%
Sales Price to Assessed Value	1.01	1.08	0.86	1.03	1.16	1.16	1.13	1.09	0.90	0.91	1.01	1.14	1.06
# Units Sold	4	3	2	8	3	15	8	9	4	6	9	6	77
Active Listings	12	14	18	16	24	20	23	23	29	25	19	13	20
Under Contracts	7	7	11	19	21	19	11	8	12	15	10	11	13

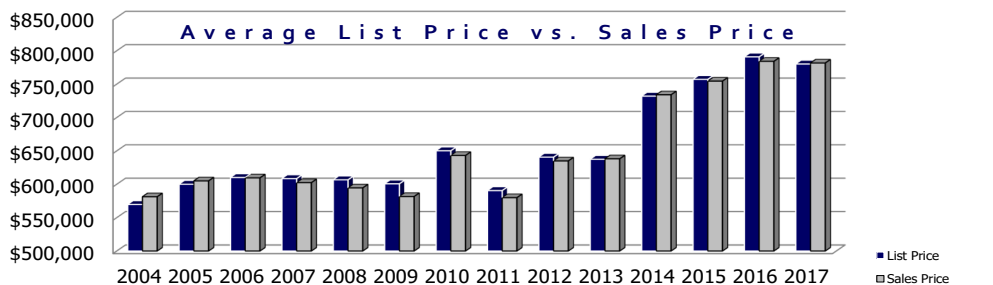
Flashback! YTD 2017 vs YTD 2018

YTD	2017	2018	% Change
Days on Market	47	31	-34.13%
Sales Price	\$781,605	\$831,725	6.41%
Sales Price to Assessed Value	1.24	1.06	-14.24%

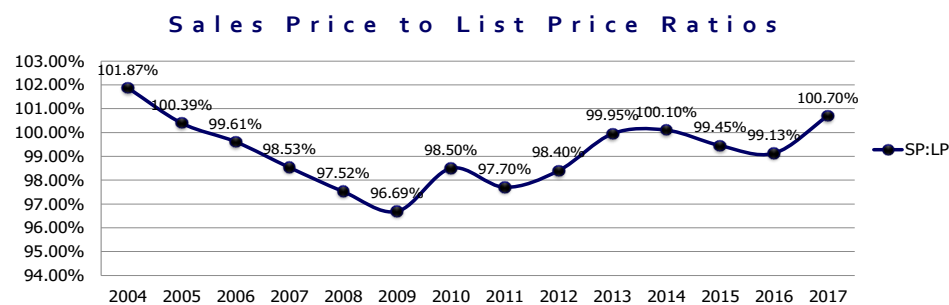


YTD	2017	2018	% Change
# Units Sold	101	77	-23.76%
Active Listings	4	13	225.00%
Under Contracts	5	11	120.00%

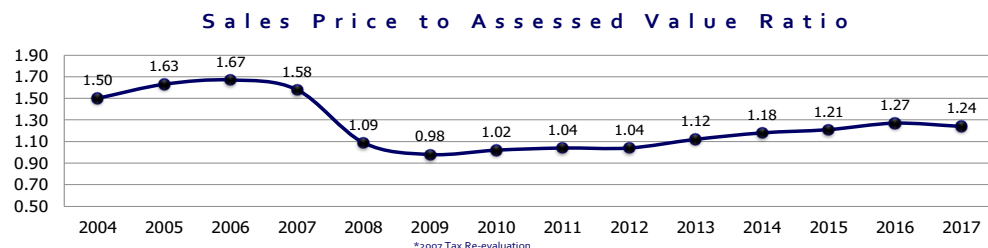
Millburn Yearly Market Trends



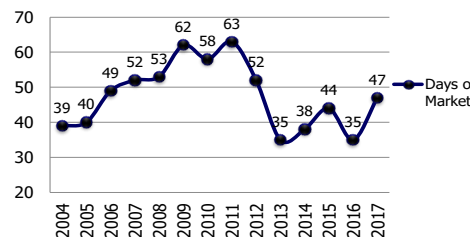
Millburn Yearly Market Trends



	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
LP	\$569,609	\$599,980	\$610,041	\$608,441	\$606,636	\$600,629	\$650,173	\$590,527	\$640,603	\$637,344	\$731,984	\$757,032	\$790,793	\$780,104
SP	\$581,274	\$604,983	\$609,523	\$602,349	\$594,510	\$581,626	\$643,078	\$579,916	\$634,919	\$638,079	\$734,040	\$754,490	\$784,069	\$781,605



Average Days on Market



Number of Units Sold

