

Millburn

January 2019 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	46 Elm Street	Colonial	5	3.2	14	\$1,045,000	\$1,045,000	\$1,137,250	108.83%	\$869,600	1.31
2	37 Whittingham Terrace	Colonial	3	1.1	98	\$828,000	\$748,000	\$720,000	96.26%	\$668,800	1.08
3	176 Millburn Avenue C1021	TwnIntUn	2	1.0	18	\$279,000	\$279,000	\$254,000	91.04%	\$316,000	0.80
4	176 Millburn Avenue C1036	TwnIntUn	2	1.1	10	\$330,000	\$330,000	\$330,888	100.27%	\$310,500	1.07
5	416 Wyoming Avenue	Colonial	3	2.1	42	\$825,000	\$825,000	\$802,500	97.27%	\$794,900	1.01
6	38A Rector Street	TwnEndUn	3	4.1	1	\$949,000	\$949,000	\$906,000	95.47%		
AVERAGE					31	\$709,333	\$696,000	\$691,773	98.19%		1.05

"Active" Listings in Millburn

Number of Units: 17
 Average List Price: \$817,903
 Average Days on Market: 50

"Under Contract" Listings in Millburn

Number of Units: 10
 Average List Price: \$783,300
 Average Days on Market: 48

Millburn 2019 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	31												30
List Price	\$696,000												\$ 696,000
Sales Price	\$691,773												\$ 691,773
SP:LP%	98.19%												98.19%
SP to AV	1.05												1.05
# Units Sold	6												6
3 Mo Rate of Ab	6.29												6.29
Active Listings	17												17
Under Contracts	10												10

Flashback! YTD 2018 vs YTD 2019

YTD	2018	2019	% Change
DOM	23	31	35.56%
Sales Price	\$787,000	\$691,773	-12.10%
LP:SP	98.74%	98.19%	-0.56%
SP:AV	1.01	1.05	4.68%

Prominent Properties

Sotheby's
INTERNATIONAL REALTY

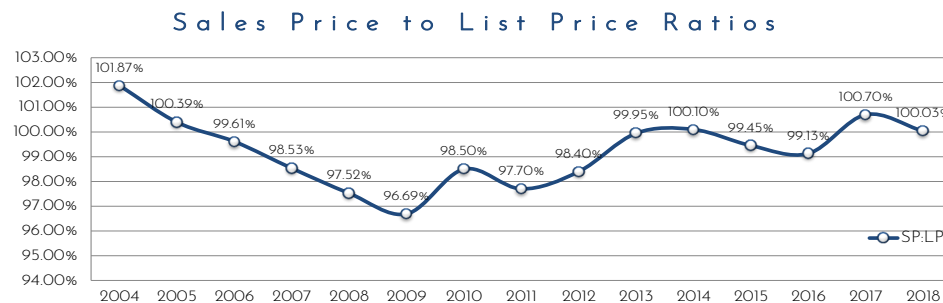
YTD	2018	2019	% Change
# Units Sold	4	6	50.00%
Rate of Ab 3 Mo	5.26	6.29	19.58%
Actives	12	17	41.67%
Under Contracts	7	10	42.86%

Millburn Yearly Market Trends

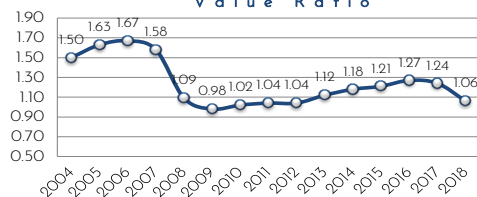


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
LP	\$569,609	\$599,980	\$610,041	\$608,441	\$606,636	\$600,629	\$650,173	\$590,527	\$640,603	\$637,344	\$731,984	\$757,032	\$790,793	\$780,104	\$835,171
SP	\$581,274	\$604,983	\$609,523	\$602,349	\$594,510	\$581,626	\$643,078	\$579,916	\$634,919	\$638,079	\$734,040	\$754,490	\$784,069	\$781,605	\$831,725

Millburn Yearly Market Trends

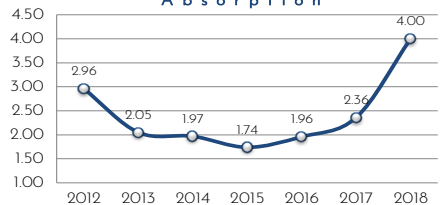


Sales Price to Assessed Value Ratio



*2007 Tax Re-evaluation

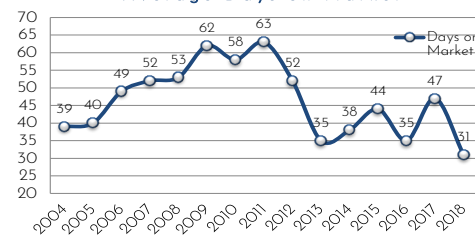
12 Month Rate of Absorption



Data only available until 2012

Millburn/Short Hills Combined for R of A

Average Days on Market



Number of Units Sold

