

# MILLBURN

## APRIL 2011 MARKET SNAPSHOT

Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
1	64 LOCUST AVE	Colonial	\$499,000	\$470,000	\$539,400	4/5/2011	10	94.19%	0.87
2	28 MILTON ST	Colonial	\$475,000	\$445,000	\$434,500	4/20/2011	86	93.68%	1.02
3	99 SAGAMORE RD	Custom	\$1,088,000	\$970,000	\$1,126,200	4/21/2011	170	89.15%	0.86
4	914 RIDGEWOOD RD	Tudor	\$685,000	\$700,000	\$701,700	4/29/2011	9	102.19%	1.00
AVERAGE			\$686,750	\$646,250			69	94.80%	0.94

### CURRENT **ACTIVE** LISTINGS IN MILLBURN

AS OF MAY 13, 2011

NUMBER OF UNITS: 34

AVERAGE LIST PRICE: \$589,321

AVG. LIST PRICE TO ASSESSED VALUE RATIO: 1.16

AVERAGE DAYS ON MARKET: 62

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

AS OF MAY 13,, 2011

NUMBER OF UNITS: 19

AVERAGE LIST PRICE: \$ 696,632

AVG. LIST PRICE TO ASSESSED VALUE RATIO: 1.12

AVERAGE DAYS ON MARKET: 33

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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.

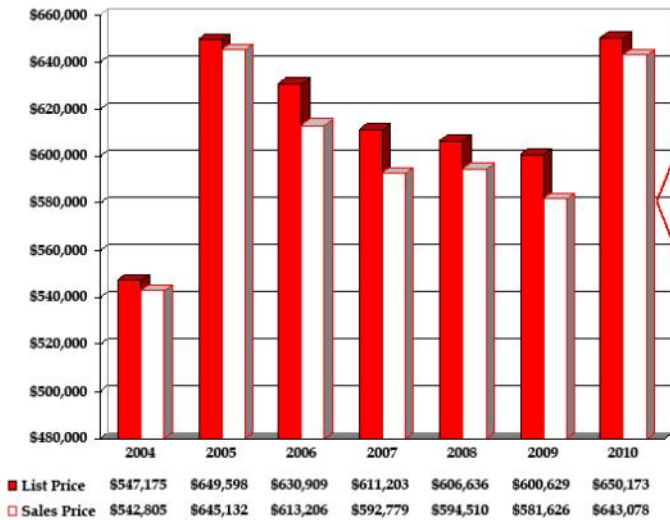
**FLASHBACK!!!!**  
**APRIL 2010 YTD:**  
**AVG YTD Sales Price: \$557,950**  
**DOM: 49**  
**#Units YTD: 12**  
**SP:AV 1.00**

**Millburn 2011 Year to Date Market Trends**

	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Average List Price	\$612,400	\$504,360	\$542,650	\$686,750									\$579,335
Average Sales Price	\$594,000	\$497,380	\$516,333	\$646,250									\$556,995
Days on Market	55	145	85	69									89
% of List Price to Sales Price	96.44%	97.82%	93.21%	94.80%									95.49%
Sales Price to Assessed Value	0.97	0.89	0.96	0.94									0.94
# Units Sold	5	5	6	4									20

**MILLBURN**

Average List Price and Sales Price



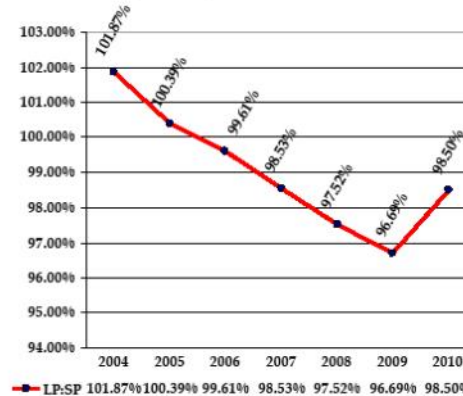
**SALES PRICE TO ASSESSED VALUE RATIOS:**

2004	1.50
2005	1.63
2006	1.67
2007*	1.58
2008	1.09
2009	0.98
2010	1.02

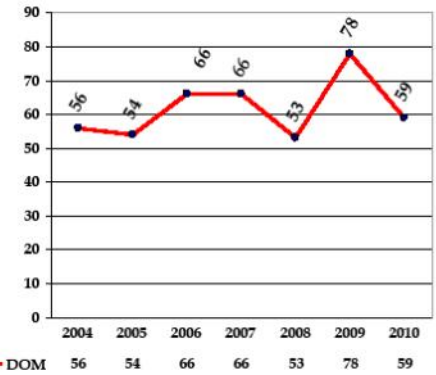
\* 2007 Millburn/Short Hills Re-Evaluation.

**MILLBURN**

Average Percentage of Sales Price to List Price



Average Days on Market



**NUMBER OF UNITS SOLD EACH YEAR:**

2004	78
2005	88
2006	69
2007	83
2008	70
2009	76
2010	62

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