

MILLBURN

JUNE 2011 MARKET SNAPSHOT

Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
1	78 CYPRESS ST	CapeCod	\$585,000	\$565,000	\$550,400	6/6/2011	93	96.58%	1.03
2	49 ELM ST	RanchExp	\$739,000	\$750,000	\$678,000	6/21/2011	27	101.49%	1.11
3	45 GREENWOOD DRIVE	Colonial	\$685,000	\$670,000	\$701,600	6/27/2011	16	97.81%	0.95
4	32 BERKELEY RD	Colonial	\$799,000	\$830,000	\$579,900	6/29/2011	8	103.88%	1.43
5	7 NORWOOD TER	Ranch	\$579,000	\$579,000	\$515,100	6/30/2011	13	100.00%	1.12
AVERAGE			\$677,400	\$678,800			31	99.95%	1.13

CURRENT **ACTIVE** LISTINGS IN MILLBURN AS OF JULY 11, 2011

NUMBER OF UNITS: 25

AVERAGE LIST PRICE: \$610,122

AVG. LIST PRICE TO ASSESSED VALUE RATIO: 1.09

AVERAGE DAYS ON MARKET: 68

CURRENT **"UNDER CONTRACT"** LISTINGS IN MILLBURN AS OF JULY 11, 2011

NUMBER OF UNITS: 21

AVERAGE LIST PRICE: \$ 592,376

AVG. LIST PRICE TO ASSESSED VALUE RATIO: 1.11

AVERAGE DAYS ON MARKET: 49

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real estate. simply better.

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Not intended to solicit a property already listed.

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

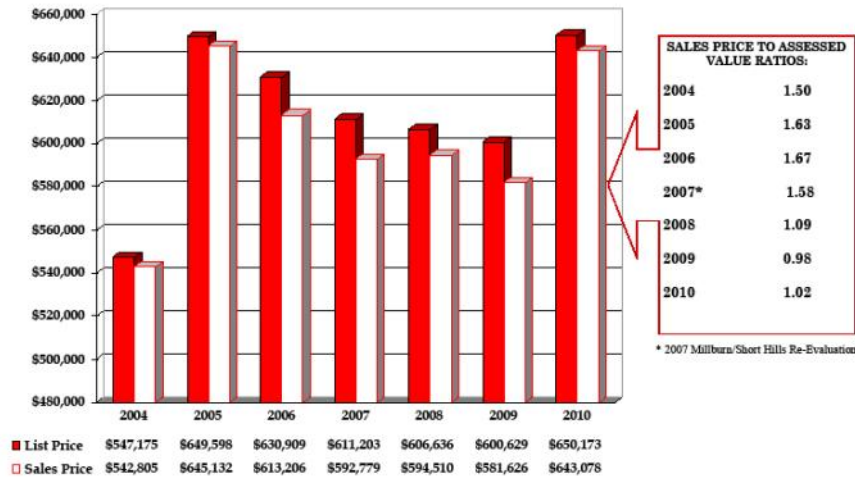
FLASHBACK!!!!
JUNE 2010 YTD:
AVG YTD Sales Price: \$660,094
DOM: 46
#Units YTD: 31
SP:AV 1.05

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	\$664,290	\$677,400							\$617,617
Average Sales Price	\$594,000	\$497,380	\$516,333	\$646,250	\$662,550	\$678,800							\$604,554
Days on Market	55	145	85	69	39	31							67
% of List Price to Sales Price	96.44%	97.82%	93.21%	94.80%	99.92%	99.95%							97.39%
Sales Price to Assessed Value	0.97	0.89	0.96	0.94	1.10	1.13							1.01
# Units Sold	5	5	6	4	10	5							35

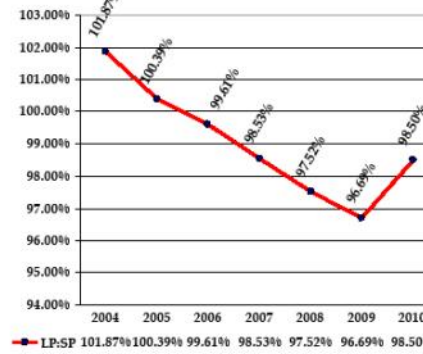
MILLBURN

Average List Price and Sales Price

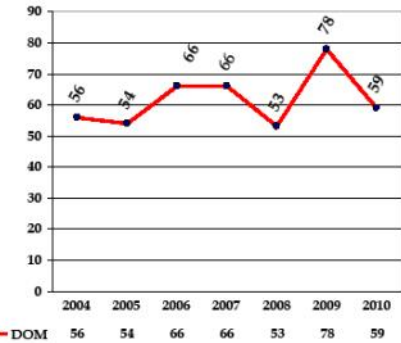


MILLBURN

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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