

# Millburn August 2010 Market Activity

Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
1	12 NORWOOD TER	Colonial	\$489,000	\$455,000	\$458,500	8/4/2010	18	93.05%	0.99
2	29 MYRTLE AVE	Victrian/Colon	\$714,000	\$693,500	\$739,700	8/6/2010	91	97.13%	0.94
3	448 WYOMING AVE	Cottage	\$525,000	\$500,000	\$612,200	8/17/2010	22	95.24%	0.82
4	57 CHESTNUT ST	Colon/Victrian	\$720,000	\$703,000	\$703,400	8/19/2010	87	97.64%	1.00
5	93 LOCUST AVE	Colonial/Tudor	\$490,000	\$460,000	\$656,600	8/27/2010	103	93.88%	0.70
<b>AVERAGES</b>			<b>\$587,600</b>	<b>\$562,300</b>			<b>64</b>	<b>95.39%</b>	<b>0.89</b>

Average Days on Market	64
Average List Price	\$587,600
Average Sales Price	\$562,300
% of List Price to Sales Price	95.39%
Sales Price to Assessed Value Ratio	.89
# of Units for the Month	5



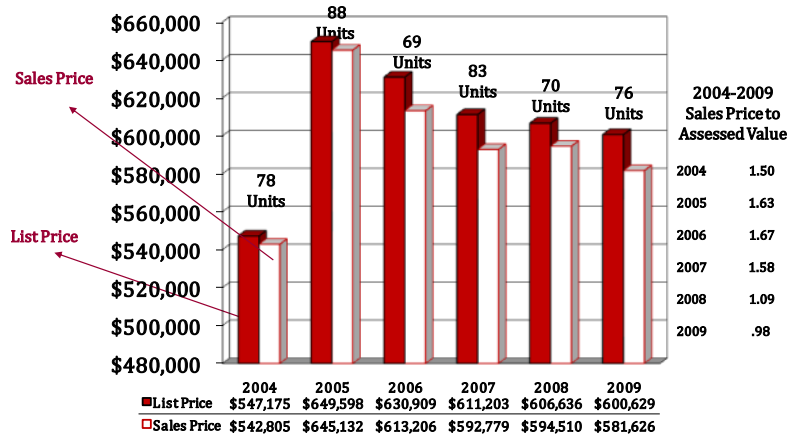
**FLASHBACK!!!!**  
**August 2009 YTD:**  
**AVG YTD Sales Price: \$610,377**  
**DOM: 62**  
**#Units YTD: 48**  
**SP:AV .99**

### Millburn 2010 Year to Date Market Trends

	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Average List Price	\$555,725	\$457,667	\$599,000	\$664,375	\$806,400	\$679,350	\$656,800	\$587,600					\$649,202
Average Sales Price	\$548,725	\$440,000	\$575,000	\$651,375	\$808,400	\$694,679	\$630,900	\$562,300					\$644,607
Days on Market	27	81	136	27	71	35	66	64					51
% of List Price to Sales Price	98.14%	95.90%	95.99%	97.52%	100.09%	101.77%	96.10%	95.39%					98.75%
Sales Price to Assessed Value	1.04	0.86	1.00	1.05	1.03	1.10	1.08	0.89					1.03
# Units Sold	4	3	1	4	5	14	5	5					41

### Millburn Market Averages 2004-2009

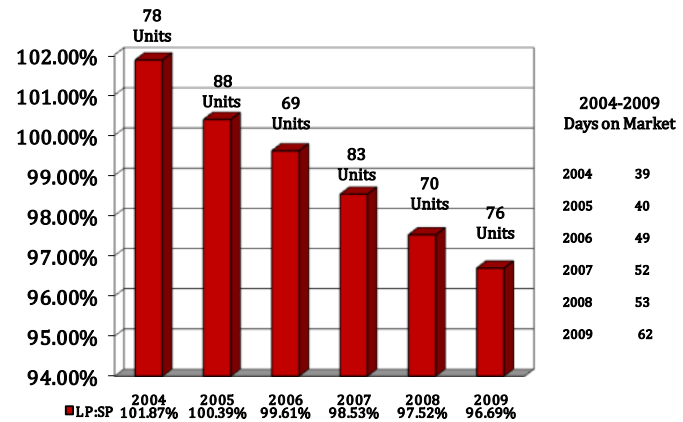
LIST PRICE & SALES PRICE AND SALES PRICE TO ASSESSED VALUE RATIO



As reported by the Garden State Multiple Listing Service. Information deemed reliable but not guaranteed.

### Millburn Market Averages 2004-2009

PERCENT OF LIST PRICE TO SALES PRICE & DAYS ON MARKET



As reported by the Garden State Multiple Listing Service. Information deemed reliable but not guaranteed.

Brought to you by Vanessa Pollock & Her Team of Associates