

Millburn **December 2010** Market Activity

Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
1	58 ELM ST	Colonial	\$625,000	\$625,126	\$710,100	12/8/2010	16	100.02%	0.88
2	85 SPRING ST	SplitLev	\$545,000	\$530,000	\$514,800	12/10/2010	14	97.25%	1.03
3	153 MYRTLE AVE	Tudor	\$585,000	\$568,000	\$557,100	12/15/2010	22	97.09%	1.02
4	43 UNDERCLIFF RD	Colonial	\$845,000	\$838,000	\$781,500	12/15/2010	66	99.17%	1.07
5	24 BERKELEY RD	Colonial	\$579,000	\$597,500	\$499,000	12/17/2010	13	103.20%	1.20
6	70 CYPRESS ST	Ranch	\$499,000	\$497,000	\$564,600	12/28/2010	214	99.60%	0.88
AVERAGES			\$613,000	\$609,271			58	99.39%	1.01

Average Days on Market 58
Average List Price \$613,000
Average Sales Price \$609,271
% of List Price to Sales Price 99.39%
Sales Price to Assessed Value Ratio 1.01
of Units for the Month 6

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Not intended to solicit a property already listed.



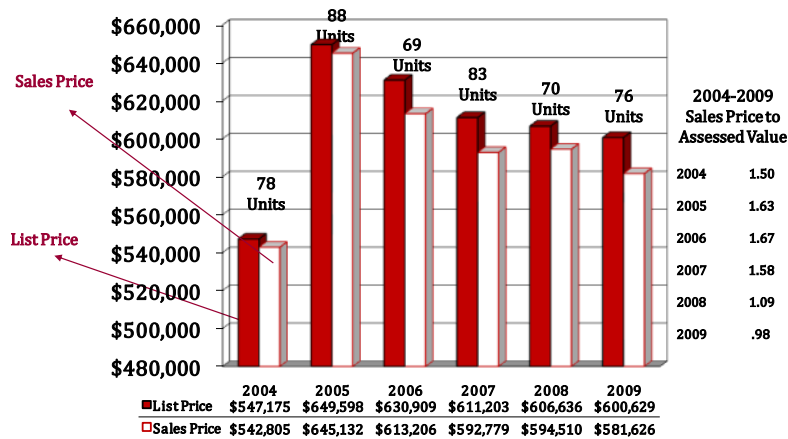
FLASHBACK!!!!
December 2009 YTD:
AVG YTD Sales Price: \$581,626
DOM: 62
#Units YTD: 76
SP:AV .98

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	\$671,680	\$620,428	\$771,333	\$613,000	\$650,173
Average Sales Price	\$548,725	\$440,000	\$575,000	\$651,375	\$808,400	\$694,679	\$630,900	\$562,300	\$654,200	\$609,929	\$748,600	\$609,271	\$643,078
Days on Market	27	81	136	27	71	35	66	64	88	61	102	58	58
% of List Price to Sales Price	98.14%	95.90%	95.99%	97.52%	100.09%	101.77%	96.10%	95.39%	96.76%	98.10%	97.01%	99.39%	98.50%
Sales Price to Assessed Value	1.04	0.86	1.00	1.05	1.03	1.10	1.08	0.89	0.96	0.96	1.03	1.01	1.02
# Units Sold	4	3	1	4	5	14	5	5	5	7	3	6	62

Millburn Market Averages 2004-2009

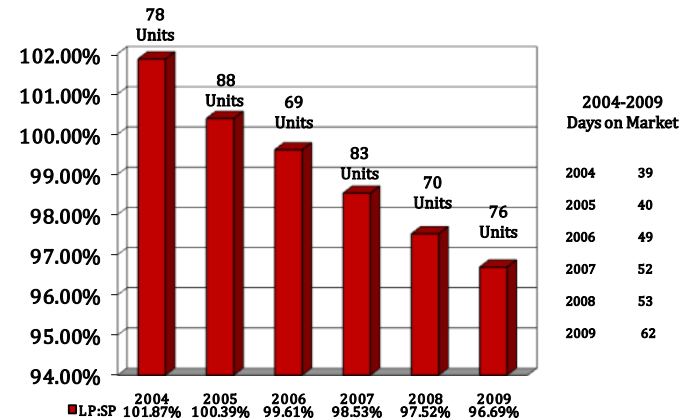
LIST PRICE & SALES PRICE AND SALES PRICE TO ASSESSED VALUE RATIO



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



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