

Millburn **October 2010** Market Activity

Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
1	84 Pine Street	Tudor /Cust	\$900,000	\$902,000	\$934,300	10/1/2010	11	100.22%	0.97
2	32 UNDERCLIFF RD	Colonial	\$499,999	\$455,000	\$601,600	10/2/2010	99	91.00%	0.76
3	43 GREENWOOD DR	Tudor/Cust	\$650,000	\$650,000	\$654,900	10/5/2010	34	100.00%	0.99
4	92 CYPRESS ST	Colonial	\$529,000	\$505,000	\$580,700	10/7/2010	159	95.46%	0.87
5	28 CYPRESS ST	Colonial	\$500,000	\$535,000	\$524,700	10/15/2010	9	107.00%	1.02
6	515 WYOMING AVE	Colonial	\$525,000	\$500,000	\$490,900	10/22/2010	99	95.24%	1.02
7	10 RAHWAY RD	Colonial	\$739,000	\$722,500	\$645,800	10/28/2010	19	97.77%	1.12
AVERAGES			\$620,428	\$609,929			61	98.10%	0.96

Average Days on Market 61
Average List Price \$620,428
Average Sales Price \$609,929
% of List Price to Sales Price 98.10%
Sales Price to Assessed Value Ratio .96
of Units for the Month 7

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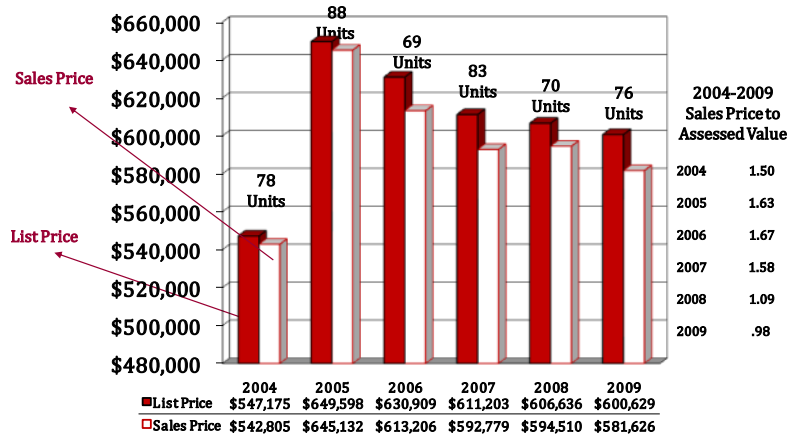
FLASHBACK!!!!
October 2009 YTD:
AVG YTD Sales Price: 575,437
DOM: 61
#Units YTD: 63
SP:AV .98

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			\$647,523
Average Sales Price	\$548,725	\$440,000	\$575,000	\$651,375	\$808,400	\$694,679	\$630,900	\$562,300	\$654,200	\$609,929			\$640,932
Days on Market	27	81	136	27	71	35	66	64	88	61			56
% 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%			98.48%
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			1.02
# Units Sold	4	3	1	4	5	14	5	5	5	7			53

Millburn Market Averages 2004-2009

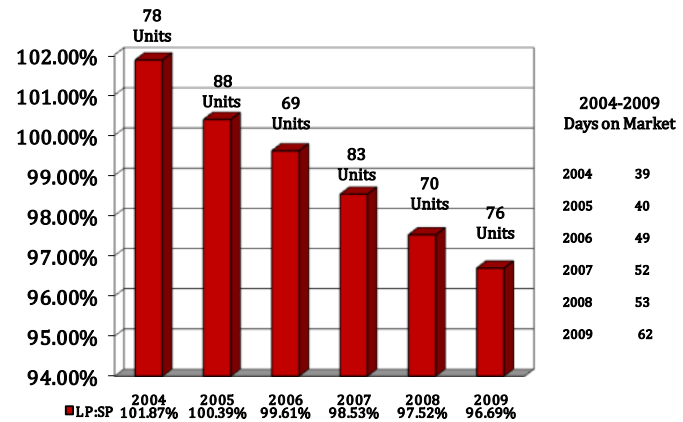
LIST PRICE & SALES PRICE AND SALES PRICE TO ASSESSED VALUE RATIO



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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Brought to you by Vanessa Pollock & Her Team of Associates

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