

Millburn **September 2010** Market Activity

Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
1	453 WYOMING AVE	Victrian	\$649,000	\$610,000	\$673,500	9/3/2010	123	93.99%	0.91
2	22 UNDERCLIFF RD	Colonial	\$699,900	\$680,000	\$678,600	9/13/2010	98	97.16%	1.00
3	360 WYOMING AVE	Colonial	\$491,500	\$450,000	\$584,300	9/16/2010	169	91.56%	0.77
4	94 PINE ST	Tudor /Colo	\$729,000	\$675,000	\$737,700	9/17/2010	36	92.59%	0.92
5	162 MYRTLE AVE	Colonial	\$789,000	\$856,000	\$696,900	9/29/2010	13	108.49%	1.23
AVERAGES			\$671,680	\$654,200			88	96.76%	0.96

Average Days on Market	88
Average List Price	\$671,680
Average Sales Price	\$654,200
% of List Price to Sales Price	96.76%
Sales Price to Assessed Value Ratio	.896
# of Units for the Month	5

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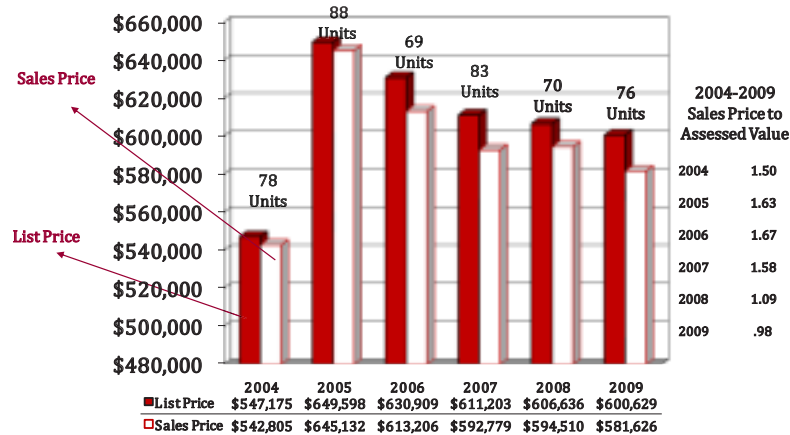
FLASHBACK!!!!
September 2009 YTD:
AVG YTD Sales Price: \$585,585
DOM: 57
#Units YTD: 57
SP:AV .99

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	\$671,680				\$651,646
Average Sales Price	\$548,725	\$440,000	\$575,000	\$651,375	\$808,400	\$694,679	\$630,900	\$562,300	\$654,200				\$645,650
Days on Market	27	81	136	27	71	35	66	64	88				55
% of List Price to Sales Price	98.14%	95.90%	95.99%	97.52%	100.09%	101.77%	96.10%	95.39%	96.76%				98.54%
Sales Price to Assessed Value	1.04	0.86	1.00	1.05	1.03	1.10	1.08	0.89	0.96				1.02
# Units Sold	4	3	1	4	5	14	5	5	5				46

Millburn Market Averages 2004-2009

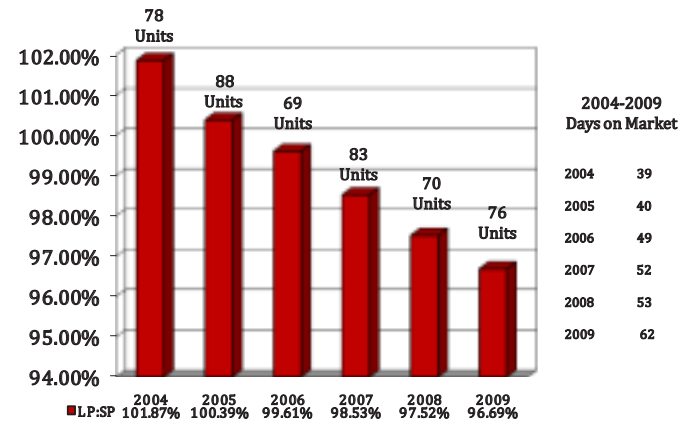
LIST PRICE & SALES PRICE AND SALES PRICE TO ASSESSED VALUE RATIO



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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