

# MILLBURN

## FEBRUARY 2011 MARKET SNAPSHOT

Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
1	95 CYPRESS ST	Colonial	\$599,900	\$565,000	\$615,500	2/4/2011	108	94.18%	0.92
2	670 RIDGEWOOD RD	Bi-Level	\$364,900	\$372,900	\$455,400	2/8/2011	138	102.19%	0.82
3	12 B LAKESIDE DR	OneFloor	\$232,000	\$215,000	\$258,800	2/15/2011	275	92.67%	0.83
4	26 WHITTINGHAM TER	Colonial	\$575,000	\$546,500	\$600,800	2/22/2011	162	95.04%	0.91
5	15 UNDERCLIFF RD	Tudor	\$750,000	\$787,500	\$815,500	2/23/2011	43	105.00%	0.97
AVERAGE			\$504,360	\$497,380			145	97.82%	0.89

### CURRENT **ACTIVE** LISTINGS IN MILLBURN

AS OF MARCH 14, 2011

NUMBER OF UNITS: 20

AVERAGE LIST PRICE: \$597,195

AVG. LIST PRICE TO ASSESSED VALUE RATIO: 1.14

AVERAGE DAYS ON MARKET: 80

### CURRENT **"UNDER CONTRACT"** LISTINGS IN MILLBURN

AS OF MARCH 14, 2011

NUMBER OF UNITS: 12

AVERAGE LIST PRICE: \$ 611,492

AVG. LIST PRICE TO ASSESSED VALUE RATIO: 1.08

AVERAGE DAYS ON MARKET: 69

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Not intended to solicit a property already listed.

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

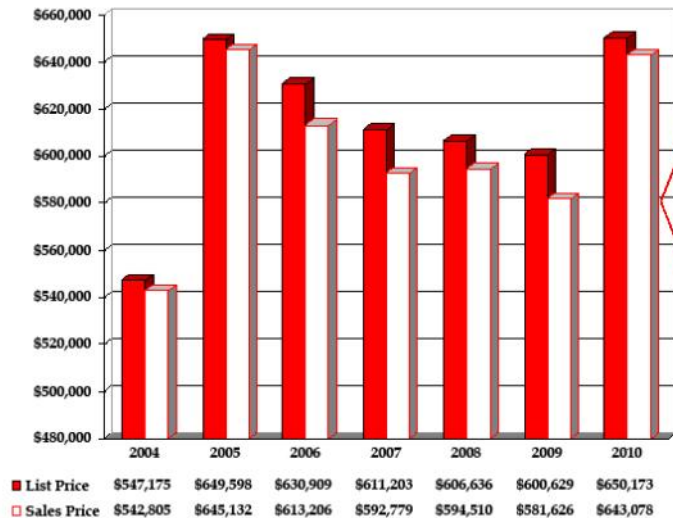
**FLASHBACK!!!**  
**FEBRUARY 2010 YTD:**  
**AVG YTD Sales Price: \$502,129**  
**DOM: 50**  
**#Units YTD: 7**  
**SP:AV 0.97**

## 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											\$558,380
Average Sales Price	\$594,000	\$497,380											\$545,690
Days on Market	55	145											100
% of List Price to Sales Price	96.44%	97.82%											97.13%
Sales Price to Assessed Value	0.97	0.89											0.92
# Units Sold	5	5											10

### MILLBURN

Average List Price and Sales Price



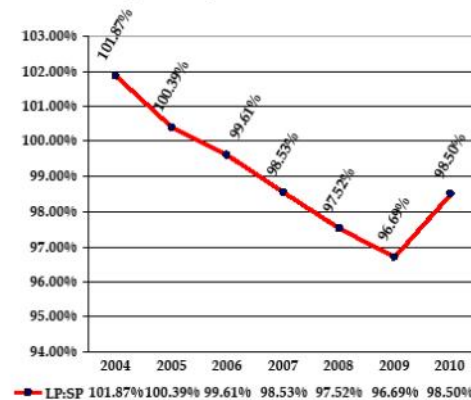
**SALES PRICE TO ASSESSED VALUE RATIOS:**

2004	1.50
2005	1.63
2006	1.67
2007*	1.58
2008	1.09
2009	0.98
2010	1.02

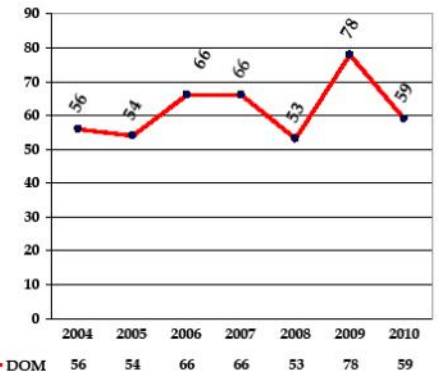
\* 2007 Millburn/Short Hills Re-Evaluation.

### 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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