

MILLBURN

JANUARY 2011 MARKET SNAPSHOT

Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
1	8 RIVER LANE	Colonial	\$550,000	\$545,000	\$632,100	1/7/2011	112	99.09%	0.86
2	47 GLEN AVE	Colonial/Cust	\$789,000	\$820,000	\$3	1/7/2011	13	103.93%	
3	42 CYPRESS ST	Colonial	\$559,000	\$515,000	\$463,200	1/12/2011	106	92.13%	1.11
4	111A MILLBURN AVE	TwnEndUn	\$569,000	\$500,000	\$599,650	1/21/2011	32	87.87%	0.83
5	30 SOUTHERN SLOPE DR	Colonial	\$595,000	\$590,000	\$554,400	1/26/2011	10	99.16%	1.06
AVERAGES			\$612,400	\$594,000			55	96.44%	0.97

CURRENT *ACTIVE* LISTINGS IN MILLBURN (AS OF FEBRUARY 10, 2010)

NUMBER OF UNITS: 22

AVERAGE LIST PRICE: \$601,950

AVG. LIST PRICE TO ASSESSED VALUE RATIO: 1.09

AVERAGE DAYS ON MARKET: 99

CURRENT *"UNDER CONTRACT"* LISTINGS IN MILLBURN (AS OF FEBRUARY 10, 2010)

NUMBER OF UNITS: 7

AVERAGE LIST PRICE: \$ 530,557

AVG. LIST PRICE TO ASSESSED VALUE RATIO: 0.98

AVERAGE DAYS ON MARKET: 115

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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.

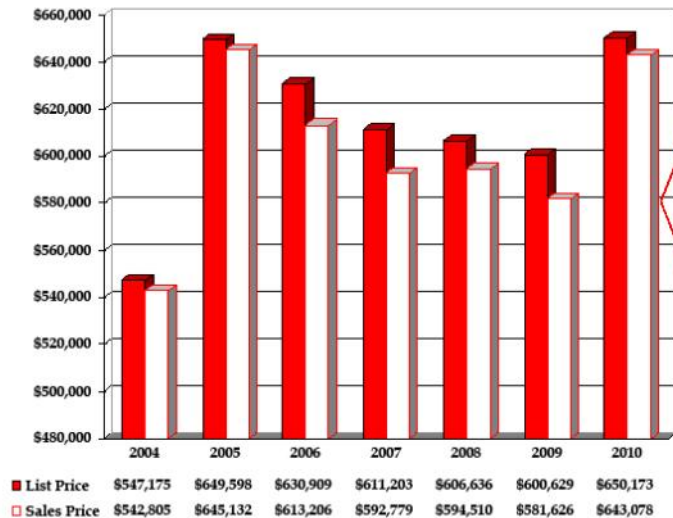
FLASHBACK!!!
JANUARY 2010 YTD:
AVG YTD Sales Price: \$548,725
DOM: 27
#Units YTD: 4
SP:AV 1.04

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												\$612,400
Average Sales Price	\$594,000												\$594,000
Days on Market	55												55
% of List Price to Sales Price	96.44%												96.44%
Sales Price to Assessed Value	0.97												0.97
# Units Sold	5												5

MILLBURN

Average List Price and Sales Price



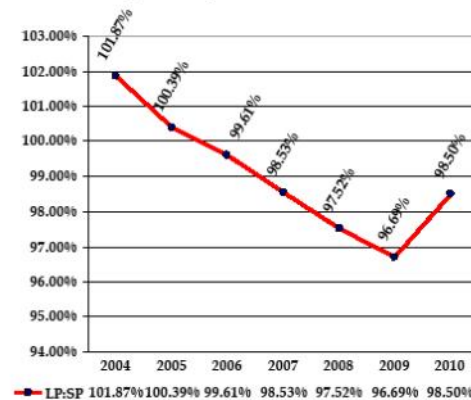
SALES PRICE TO ASSESSED VALUE RATIOS:

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

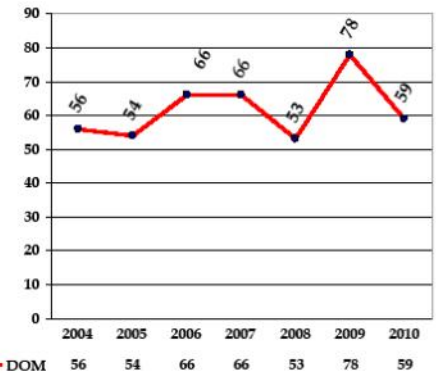
* 2007 Millburn/Short Hills Re-Evaluation.

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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