

# MILLBURN

## MARCH 2011 MARKET SNAPSHOT

Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
1	29 ROSEDALE AVE	Bunga/Colon	\$499,900	\$475,000	\$423,500	3/15/2011	13	95.02%	1.12
2	111B MILLBURN AVE	TwndEndUn	\$529,000	\$500,000	\$599,650	3/15/2011	153	94.52%	0.83
3	154 MYRTLE AVE	Custom	\$880,000	\$850,000	\$745,400	3/16/2011	69	96.59%	1.14
4	130 MYRTLE AVE	FixrUppr	\$319,000	\$245,000	\$392,600	3/25/2011	147	76.80%	0.62
5	513 WYOMING AVE	Colonial	\$809,000	\$820,000	\$651,100	3/25/2011	12	101.36%	1.26
6	28B LAKESIDE DRIVE	OneFloor	\$219,000	\$208,000	\$258,800	3/31/2011	118	94.98%	0.80
AVERAGE			\$542,650	\$516,333			85	93.21%	0.96

**CURRENT *ACTIVE* LISTINGS IN MILLBURN**  
AS OF APRIL 8, 2011

NUMBER OF UNITS: 32

AVERAGE LIST PRICE: \$586,559

AVG. LIST PRICE TO ASSESSED VALUE RATIO: 1.13

AVERAGE DAYS ON MARKET: 65

**CURRENT *"UNDER CONTRACT"* LISTINGS IN MILLBURN**  
AS OF APRIL 8, 2011

NUMBER OF UNITS: 14

AVERAGE LIST PRICE: \$ 705,421

AVG. LIST PRICE TO ASSESSED VALUE RATIO: 1.08

AVERAGE DAYS ON MARKET: 45

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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.

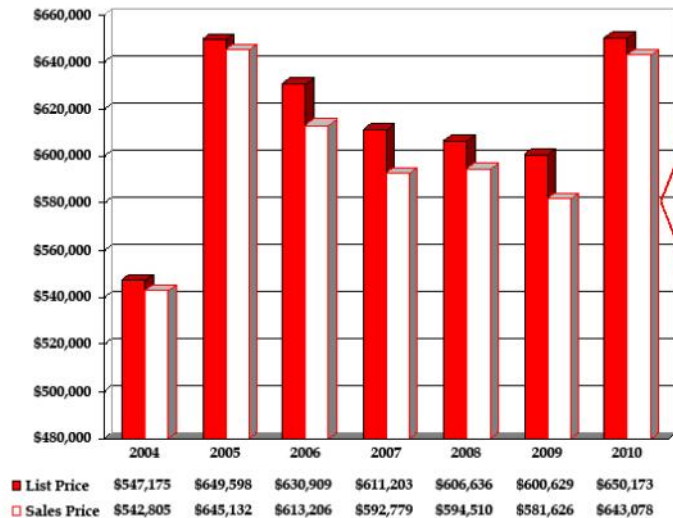
**FLASHBACK!!!**  
**MARCH 2010 YTD:**  
**AVG YTD Sales Price: \$511,238**  
**DOM: 61**  
**#Units YTD: 8**  
**SP:AV 0.97**

## 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	\$542,650										\$552,481
Average Sales Price	\$594,000	\$497,380	\$516,333										\$534,681
Days on Market	55	145	85										94
% of List Price to Sales Price	96.44%	97.82%	93.21%										95.66%
Sales Price to Assessed Value	0.97	0.89	0.96										0.94
# Units Sold	5	5	6										16

### MILLBURN

Average List Price and Sales Price



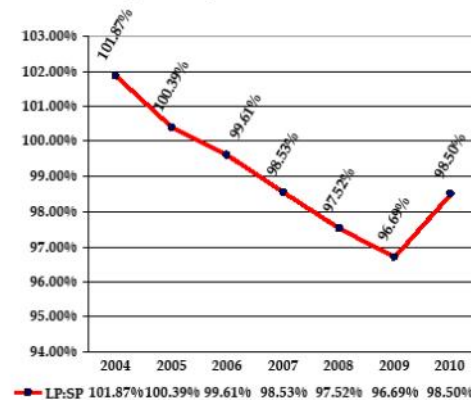
**SALES PRICE TO ASSESSED VALUE RATIOS:**

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

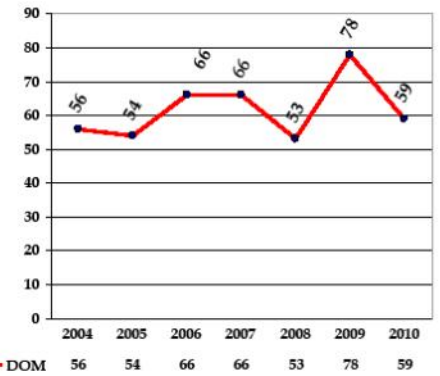
\* 2007 Millburn/Short Hills Re-Evaluation.

### 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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