

MILLBURN

SEPTEMBER 2011 MARKET SNAPSHOT

Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
1	510 WYOMING AVE	Colonial	\$575,000	\$552,000	\$562,400	9/6/2011	82	96.00%	0.98
2	107 GREENWOOD DR	Colonial	\$749,000	\$750,000	\$662,900	9/7/2011	16	100.13%	1.13
3	53 PINE ST	Colonial	\$688,000	\$688,000	\$644,300	9/8/2011	124	100.00%	1.07
4	799 RIDGEWOOD RD	Ranch	\$825,000	\$795,000	\$739,100	9/26/2011	69	96.36%	1.08
AVERAGE			\$709,250	\$696,250			73	98.12%	1.06

CURRENT **ACTIVE** LISTINGS IN MILLBURN

AS OF OCTOBER 6, 2011

NUMBER OF UNITS: 16

AVERAGE LIST PRICE: \$653,550

AVG. LIST PRICE TO ASSESSED VALUE RATIO: 1.04

AVERAGE DAYS ON MARKET: 80

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

AS OF OCTOBER 6, 2011

NUMBER OF UNITS: 9

AVERAGE LIST PRICE: \$ 490,611

AVG. LIST PRICE TO ASSESSED VALUE RATIO: 1.23

AVERAGE DAYS ON MARKET: 80

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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.

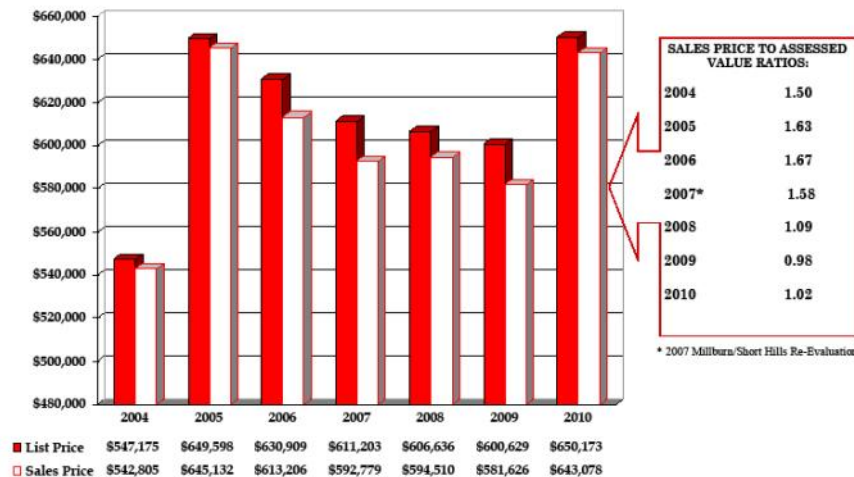
FLASHBACK!!!
SEPTEMBER YTD:
AVG YTD Sales Price: \$645,650
DOM: 55
#Units YTD: 46
SP:AV 1.02

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	\$686,750	\$664,290	\$677,400	\$593,250	\$579,380	\$709,250				\$612,564
Average Sales Price	\$594,000	\$497,380	\$516,333	\$646,250	\$662,550	\$678,800	\$596,667	\$569,113	\$696,250				\$603,205
Days on Market	55	145	85	69	39	31	58	35	73				60
% of List Price to Sales Price	96.44%	97.82%	93.21%	94.80%	99.92%	99.95%	99.78%	97.64%	98.12%				97.95%
Sales Price to Assessed Value	0.97	0.89	0.96	0.94	1.10	1.13	1.06	1.01	1.06				1.02
# Units Sold	5	5	6	4	10	5	12	10	4				61

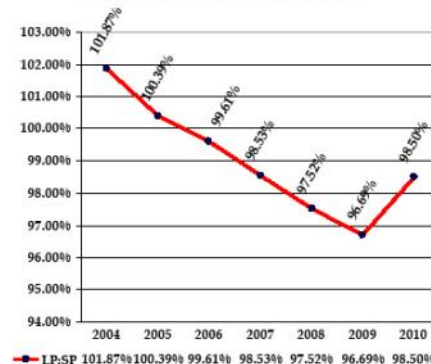
MILLBURN

Average List Price and Sales Price

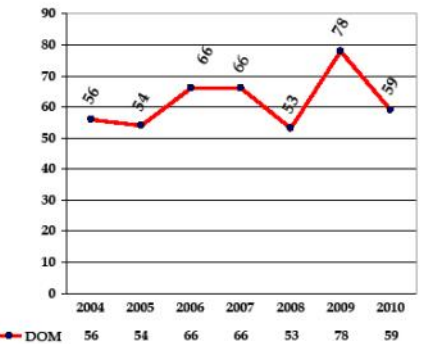


MILLBURN

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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