

MILLBURN

MAY 2011 MARKET SNAPSHOT

Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
1	5 OAKDALE AVE	SplitLev	\$479,000	\$470,000	\$413,300	5/2/2011	58	98.12%	1.14
2	14 EDGEWOOD TER	Colonial	\$549,000	\$545,000	\$504,200	5/2/2011	49	99.27%	1.08
3	54 MOUNTAINVIEW RD	Colonial/Tudor	\$545,900	\$590,000	\$656,600	5/4/2011	6	108.08%	0.90
4	15 DUNCAN ST	Colonial	\$599,000	\$590,000	\$487,800	5/6/2011	34	98.50%	1.21
5	7 RAHWAY RD	Colonial	\$675,000	\$682,000	\$670,000	5/9/2011	9	101.04%	1.02
6	117 CYPRESS ST	Colonial	\$729,000	\$729,000	\$646,400	5/17/2011	22	100.00%	1.13
7	873 RIDGEWOOD RD	Colonial	\$749,000	\$745,000	\$599,900	5/19/2011	165	99.47%	1.24
8	68 WHITTINGHAM TER	Colonial	\$899,000	\$872,000	\$702,100	5/19/2011	17	97.00%	1.24
9	411 WYOMING AVE	Colonial	\$679,000	\$662,500	\$693,400	5/26/2011	22	97.57%	0.96
10	75 GREENWOOD DR	Tudor	\$739,000	\$740,000	\$708,200	5/27/2011	9	100.14%	1.04
AVERAGE			\$664,290	\$662,550			39	99.92%	1.10

CURRENT **ACTIVE** LISTINGS IN MILLBURN

AS OF JUNE 11, 2011

NUMBER OF UNITS: 32

AVERAGE LIST PRICE: \$599,934

AVG. LIST PRICE TO ASSESSED VALUE RATIO: 1.14

AVERAGE DAYS ON MARKET: 70

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

AS OF JUNE 11,, 2011

NUMBER OF UNITS: 21

AVERAGE LIST PRICE: \$ 632,043

AVG. LIST PRICE TO ASSESSED VALUE RATIO: 1.07

AVERAGE DAYS ON MARKET: 39

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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.

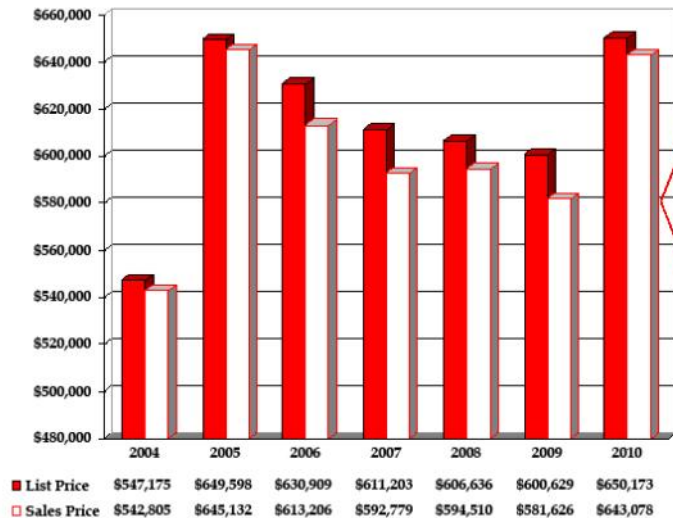
FLASHBACK!!!!
MAY 2010 YTD:
AVG YTD Sales Price: \$631,612
DOM: 56
#Units YTD: 17
SP:AV 1.01

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								\$607,653
Average Sales Price	\$594,000	\$497,380	\$516,333	\$646,250	\$662,550								\$592,180
Days on Market	55	145	85	69	39								73
% of List Price to Sales Price	96.44%	97.82%	93.21%	94.80%	99.92%								96.96%
Sales Price to Assessed Value	0.97	0.89	0.96	0.94	1.10								0.99
# Units Sold	5	5	6	4	10								30

MILLBURN

Average List Price and Sales Price



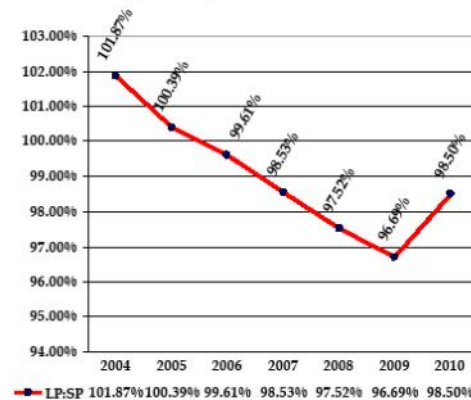
SALES PRICE TO ASSESSED VALUE RATIOS:

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

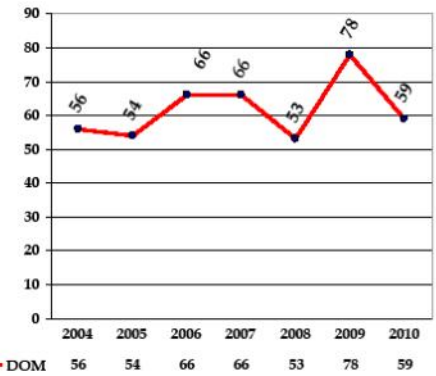
* 2007 Millburn/Short Hills Re-Evaluation.

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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