

# MILLBURN

## JULY 2011 MARKET SNAPSHOT

Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
1	921 RIDGEWOOD RD	Colonial	\$639,000	\$658,000	\$585,400	7/1/2011	14	102.97%	1.12
2	48 MOUNTAIN AVE	Colonial	\$699,000	\$710,000	\$641,700	7/8/2011	15	101.57%	1.11
3	95 SPRING ST	SplitLev	\$575,000	\$555,000	\$509,600	7/11/2011	13	96.52%	1.09
4	38 WILLOW ST	CapeCod	\$479,000	\$466,000	\$472,100	7/12/2011	36	97.29%	0.99
5	32 UNDERCLIFF RD	Colonial	\$618,000	\$597,500	\$601,600	7/15/2011	21	96.68%	0.99
6	9 S MOUNTAIN RD	Colonial	\$679,000	\$660,000	\$608,300	7/18/2011	27	97.20%	1.08
7	41 GLEN AVE	Ranch	\$435,000	\$430,000	\$438,400	7/19/2011	105	98.85%	0.98
8	10B LAKESIDE DR	OneFloor	\$249,000	\$228,000	\$258,800	7/25/2011	397	91.57%	0.88
9	48 GREENWOOD DR	Colonial	\$749,000	\$849,000	\$639,200	7/27/2011	16	113.35%	1.33
10	28 TAYLOR ST	Colonial	\$375,000	\$380,000	\$377,200	7/27/2011	16	101.33%	1.01
11	17 REEVE CIR	Colonial	\$687,000	\$675,000	\$600,700	7/27/2011	21	98.25%	1.12
12	9 FARVIEW RD	Cont/RanchExp	\$935,000	\$951,500	\$993,600	7/27/2011	18	101.76%	0.96
	<b>AVERAGE</b>		<b>\$593,250</b>	<b>\$596,667</b>			<b>58</b>	<b>99.78%</b>	<b>1.06</b>

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

AS OF AUGUST 9, 2011

NUMBER OF UNITS: 22

AVERAGE LIST PRICE: \$592,920

AVG. LIST PRICE TO ASSESSED VALUE RATIO: 1.10

AVERAGE DAYS ON MARKET: 90

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

AS OF AUGUST 9, 2011

NUMBER OF UNITS: 13

AVERAGE LIST PRICE: \$ 584,062

AVG. LIST PRICE TO ASSESSED VALUE RATIO: 1.04

AVERAGE DAYS ON MARKET: 54

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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.

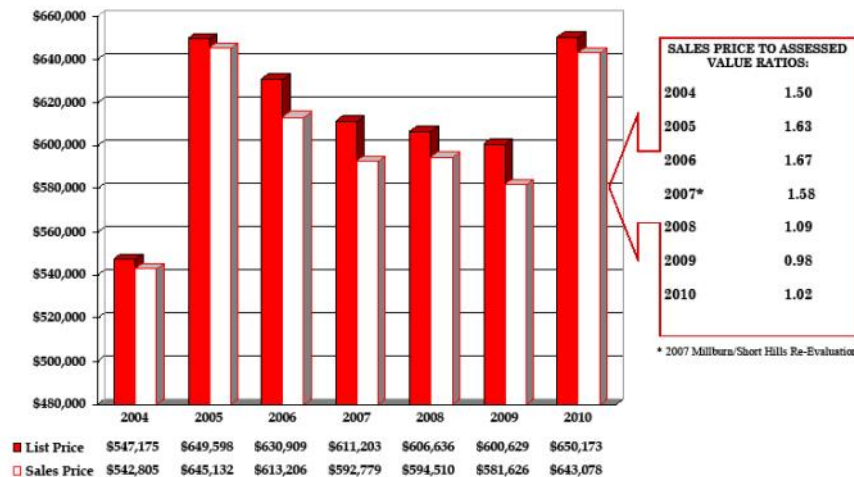
**FLASHBACK!!!!**  
**JULY 2010 YTD:**  
**AVG YTD Sales Price: \$656,039**  
**DOM: 49**  
**#Units YTD: 36**  
**SP:AV 1.05**

## 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						\$611,396
Average Sales Price	\$594,000	\$497,380	\$516,333	\$646,250	\$662,550	\$678,800	\$596,667						\$602,540
Days on Market	55	145	85	69	39	31	58						65
% of List Price to Sales Price	96.44%	97.82%	93.21%	94.80%	99.92%	99.95%	99.78%						98.00%
Sales Price to Assessed Value	0.97	0.89	0.96	0.94	1.10	1.13	1.06						1.02
# Units Sold	5	5	6	4	10	5	12						47

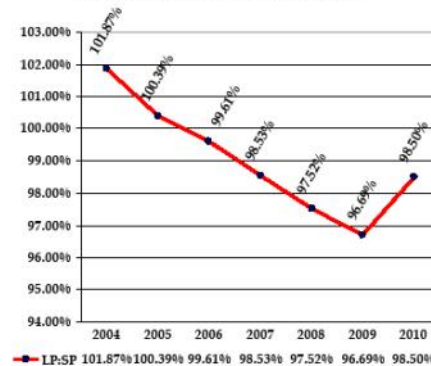
### MILLBURN

Average List Price and Sales Price

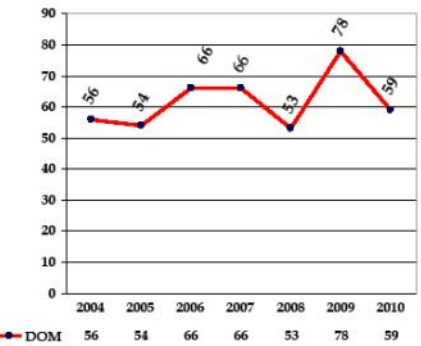


### MILLBURN

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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