

MILLBURN

OCTOBER 2011 MARKET SNAPSHOT

Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
1	673 RIDGEWOOD RD	Mediterranean	\$290,000	\$275,000	\$131,200	10/7/2011	125	94.83%	2.10
2	723 RIDGEWOOD RD	Colonial	\$499,000	\$499,000	\$458,700	10/31/2011	100	100.00%	1.09
AVERAGE			\$394,500	\$387,000			113	97.41%	1.59

CURRENT **ACTIVE** LISTINGS IN MILLBURN

AS OF NOVEMBER 6, 2011

NUMBER OF UNITS: 17

AVERAGE LIST PRICE: \$671,162

AVG. LIST PRICE TO ASSESSED VALUE RATIO: 0.97

AVERAGE DAYS ON MARKET: 55

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

AS OF NOVEMBER 6, 2011

NUMBER OF UNITS: 7

AVERAGE LIST PRICE: \$487,786

AVG. LIST PRICE TO ASSESSED VALUE RATIO: 1.12

AVERAGE DAYS ON MARKET: 77

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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.

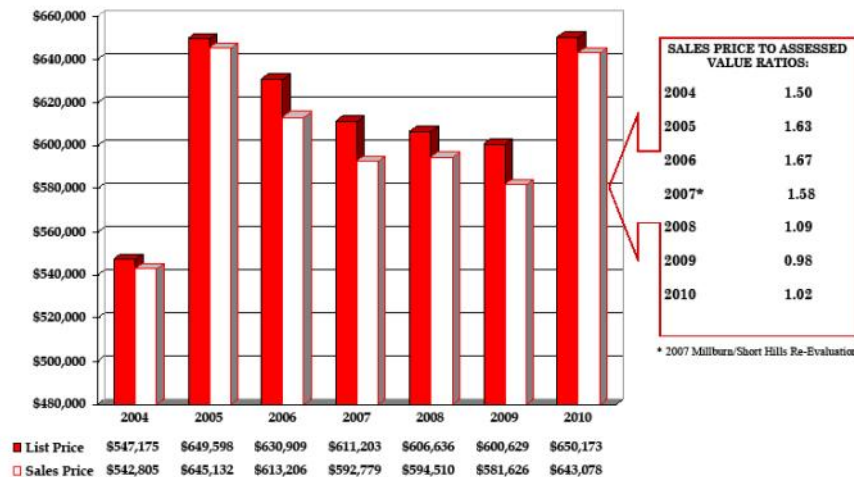
FLASHBACK!!!
OCTOBER 2010 YTD:
AVG YTD Sales Price: \$640,932
DOM: 56
#Units YTD: 53
SP:AV 1.02

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	\$394,500			\$605,641
Average Sales Price	\$594,000	\$497,380	\$516,333	\$646,250	\$662,550	\$678,800	\$596,667	\$569,113	\$696,250	\$387,000			\$596,342
Days on Market	55	145	85	69	39	31	58	35	73	113			62
% of List Price to Sales Price	96.44%	97.82%	93.21%	94.80%	99.92%	99.95%	99.78%	97.64%	98.12%	97.41%			97.93%
Sales Price to Assessed Value	0.97	0.89	0.96	0.94	1.10	1.13	1.06	1.01	1.06	1.59			1.04
# Units Sold	5	5	6	4	10	5	12	10	4	2			63

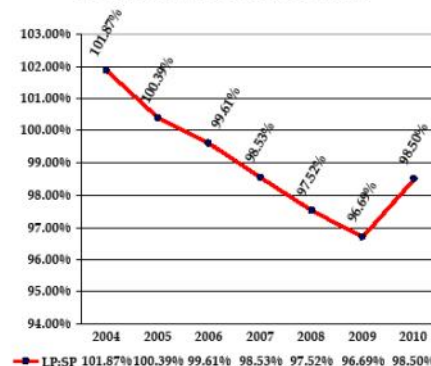
MILLBURN

Average List Price and Sales Price

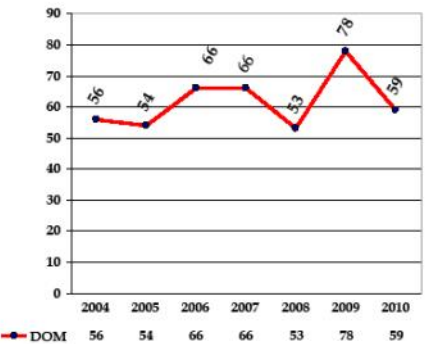


MILLBURN

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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