



Millburn

November 2019 Market Snapshot

| Units | Address | Style | Bedrms | Baths | DOM | Orig. List Price | List Price | Sales Price | SP:LP | Total Assessment | SP:AV |
|---------|----------------------|----------|--------|-------|-----|------------------|-------------|-------------|---------|------------------|-------|
| 1 | 71 Greenwood Drive | Colonial | 3 | 1.1 | 12 | \$599,000 | \$599,000 | \$597,500 | 99.75% | \$721,200 | 0.83 |
| 2 | 400A Millburn Avenue | Duplex | 5 | 4.1 | 9 | \$950,000 | \$950,000 | \$955,000 | 100.53% | \$748,800 | 1.28 |
| 3 | 95 Mountain Avenue | Colonial | 4 | 3.2 | 21 | \$1,495,000 | \$1,495,000 | \$1,495,000 | 100.00% | | |
| AVERAGE | | | | | 14 | \$1,014,667 | \$1,014,667 | \$1,015,833 | 100.09% | | 1.05 |

"Active" Listings in Millburn

Number of Units: 17
Average List Price: \$678,824
Average Days on Market: 60

"Under Contract" Listings in Millburn

Number of Units: 12
Average List Price: \$659,833
Average Days on Market: 76

Millburn 2019 Year to Date Market Trends

| YTD | January | February | March | April | May | June | July | August | September | October | November | December | YTD AVG |
|-----------------|-----------|-----------|-----------|-----------|-----------|-------------|-----------|-----------|-----------|-----------|-------------|----------|-----------|
| Days on Market | 31 | 28 | 51 | 21 | 23 | 29 | 39 | 35 | 28 | 49 | 14 | | 32 |
| List Price | \$696,000 | \$799,000 | \$666,333 | \$875,714 | \$748,600 | \$1,013,000 | \$836,889 | \$835,050 | \$794,380 | \$740,333 | \$1,014,667 | | \$821,991 |
| Sales Price | \$691,773 | \$760,125 | \$654,833 | \$862,529 | \$757,000 | \$991,800 | \$842,000 | \$832,285 | \$788,900 | \$719,833 | \$1,015,833 | | \$814,282 |
| SP:LP% | 98.19% | 95.30% | 98.72% | 99.03% | 101.28% | 97.86% | 100.03% | 99.39% | 98.81% | 97.25% | 100.09% | | 98.95% |
| SP to AV | 1.05 | 0.97 | 0.92 | 1.02 | 1.08 | 1.11 | 1.00 | 1.10 | 1.08 | 0.98 | 1.05 | | 1.04 |
| # Units Sold | 6 | 4 | 6 | 7 | 10 | 10 | 10 | 10 | 5 | 6 | 3 | | 77 |
| 3 Mo Rate of Ab | 6.29 | 8.81 | 10.12 | 9.60 | 7.38 | 5.82 | 4.78 | 3.10 | 3.19 | 4.27 | 5.49 | | 6.26 |
| Active Listings | 17 | 21 | 25 | 22 | 24 | 20 | 18 | 16 | 17 | 21 | 17 | | 20 |
| Under Contracts | 10 | 12 | 17 | 19 | 20 | 18 | 16 | 13 | 11 | 9 | 12 | | 14 |

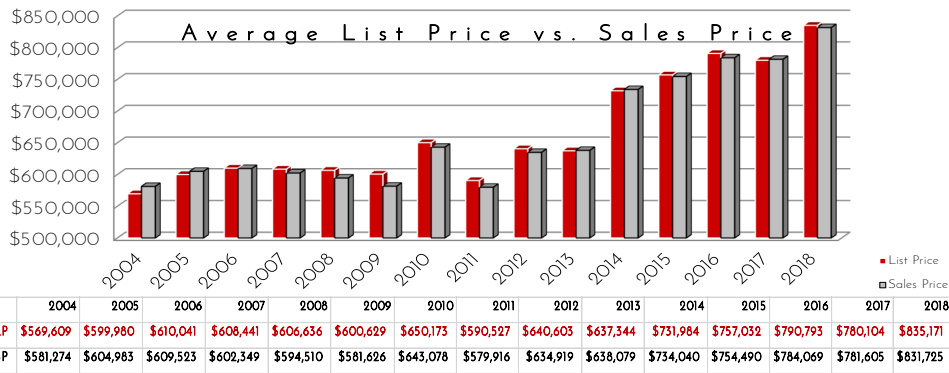
Flashback! YTD 2018 vs YTD 2019

| YTD | 2018 | 2019 | % Change |
|-------------|-----------|-----------|----------|
| DOM | 30 | 32 | 8.20% |
| Sales Price | \$827,774 | \$814,282 | -1.63% |
| LP:SP | 100.08% | 98.95% | -1.13% |
| SP:AV | 1.06 | 1.04 | -1.16% |

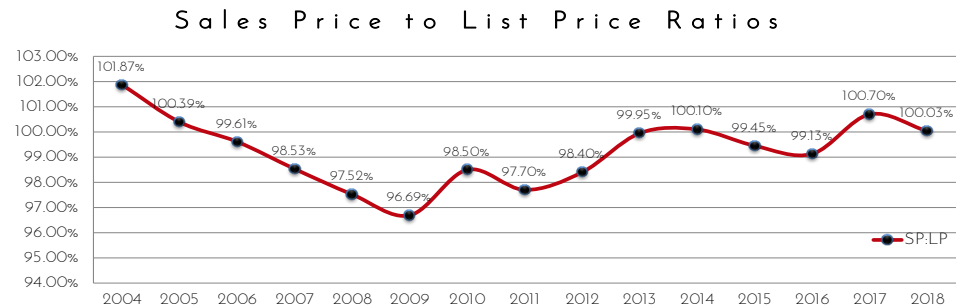


| YTD | 2018 | 2019 | % Change |
|-----------------|------|------|----------|
| # Units Sold | 71 | 77 | 8.45% |
| Rate of Ab 3 Mo | 7.24 | 5.49 | -24.17% |
| Actives | 19 | 17 | -10.53% |
| Under Contracts | 10 | 12 | 20.00% |

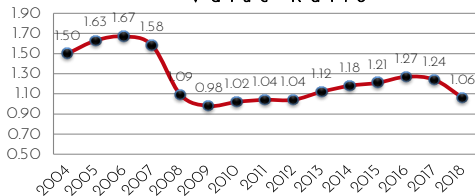
Millburn Yearly Market Trends



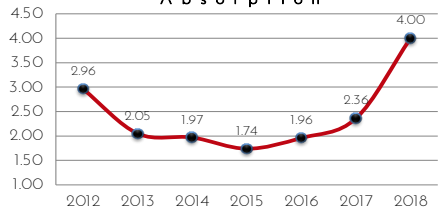
Millburn Yearly Market Trends



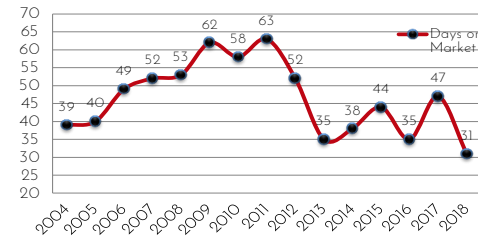
Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



Average Days on Market



Number of Units Sold

