

Millburn December 2008 Market Activity

BURGDORFF REALTORS ERA



Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
1	40 Spring St	Colonial	\$485,000	\$460,000	\$556,900	12/5/2008	94	94.85%	0.83
2	134 Greenwood Dr	Colonial	\$539,000	\$555,000	\$609,500	12/5/2008	35	102.97%	0.91
3	32 Locust Ave	Colonial	\$499,000	\$455,000	\$469,400	12/30/2008	15	91.18%	0.97
	Averages		\$507,667	\$490,000			48	98.91%	0.87

Average Days on Market 48
Average List Price \$507,667
Average Sales Price \$490,000
% of List Price to Sales Price 98.91%
Assessed Value to Sales Price .87
of Units for the Month 3

welcome home

FLASHBACK!!!!
December 2007 YTD:

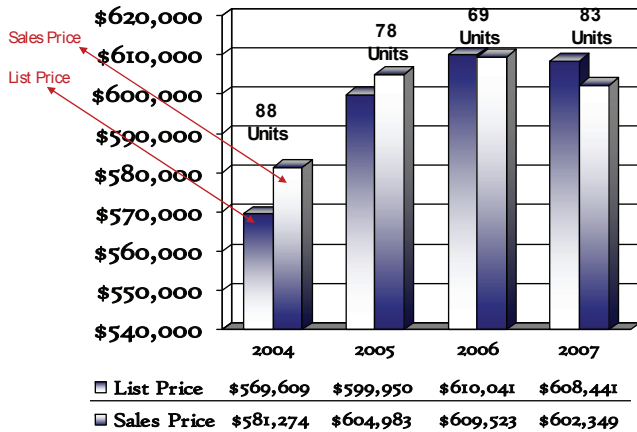
AVG YTD Sales Price: \$602,349 -1.3%
DOM: 52 -1.9%
#Units YTD: 83 -15.7%

Millburn Market Trends 2008

	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Average List Price	\$594,633	\$364,000	\$542,286	\$672,363	\$701,600	\$514,483	\$702,917	\$672,583	\$565,780	\$319,950	\$537,000	\$507,667	\$606,636
Average Sales Price	\$594,833	\$355,725	\$525,714	\$656,500	\$679,300	\$516,083	\$703,758	\$657,396	\$559,400	\$259,950	\$514,800	\$490,000	\$594,510
Days on Market	45	102	96	43	68	34	42	52	27	64	52	48	53
% of List Price to Sales Price	99.55%	97.45%	94.93%	98.45%	96.74%	99.61%	99.64%	97.54%	98.70%	86.67%	91.10%	98.91%	97.52%
Sales Price to Assessed Value	1.29	1.01	0.98	1.11	1.12	1.05	1.30	1.08	1.08	0.63	0.97	0.87	1.09
# Units Sold	3	2	7	8	5	6	12	12	5	2	5	3	70

Millburn Market Averages 2004-2007

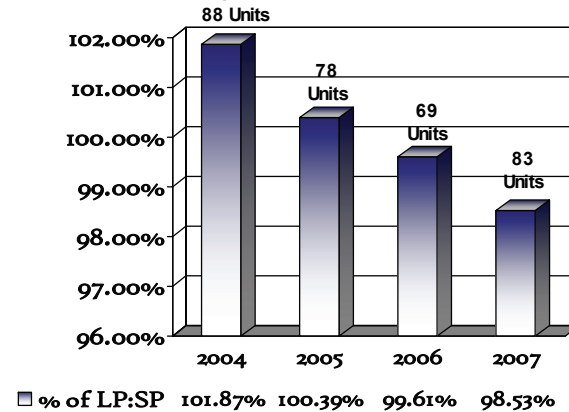
List Price vs. Sales Price and Sales Price to Assessed Value Ratio



Year	Sales Price to Assessed Value Ratio
2004	1.50
2005	1.63
2006	1.67
2007	1.58

Millburn Market Averages 2004-2007

Percentage of List Price to Sales Price and Average Days on Market



Year	Average Days on Market
2004	39
2005	40
2006	49
2007	52

As reported by the Garden State Multiple Listing Service Information deemed reliable but not guaranteed.

As reported by the Garden State Multiple Listing Service Information deemed reliable but not guaranteed.