

Millburn

April 2022 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	132 Myrtle Avenue	Colonial	4	1.1	1	\$899,000	\$899,000	\$861,285	95.80%	\$613,200	1.40
2	50 Elm Street	Colonial	3	2.0	11	\$795,000	\$795,000	\$998,000	125.53%	\$726,500	1.37
3	37 Oval Road	Bi-Level	4	3.0	8	\$1,295,000	\$1,295,000	\$1,330,000	102.70%	\$763,700	1.74
4	8 Glen Hill Lane	RanchExp	4	3.0	14	\$1,500,000	\$1,500,000	\$1,500,000	100.00%	\$769,000	1.95
5	519 Wyoming Avenue	Colonial	5	4.0	9	\$1,395,000	\$1,395,000	\$1,645,000	117.92%	\$892,100	1.84
6	83 Pine Street	Colonial	4	3.2	9	\$1,595,000	\$1,595,000	\$1,850,000	115.99%	\$1,286,300	1.44
AVERAGE					9	\$1,246,500	\$1,246,500	\$1,364,048	109.66%		1.63

"Active" Listings in Millburn

Number of Units: 10
 Average List Price: \$920,789
 Average Days on Market: 28

"Under Contract" Listings in Millburn

Number of Units: 26
 Average List Price: \$1,035,419
 Average Days on Market: 13

Millburn 2022 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	19	24	32	9									22
List Price	\$945,700	\$831,167	\$951,600	\$1,246,500									\$982,469
Sales Price	\$1,036,200	\$817,333	\$1,034,100	\$1,364,048									\$1,055,978
SP:LP%	108.08%	99.87%	108.60%	109.66%									107.00%
SP to AV	1.31	1.19	1.28	1.63									1.34
# Units Sold	10	6	10	6									32
3 Mo Rate of Ab	0.73	1.45	1.93	2.53									1.66
Active Listings	4	6	10	10									8
Under Contracts	11	12	17	26									17

Flashback! YTD 2021 vs YTD 2022

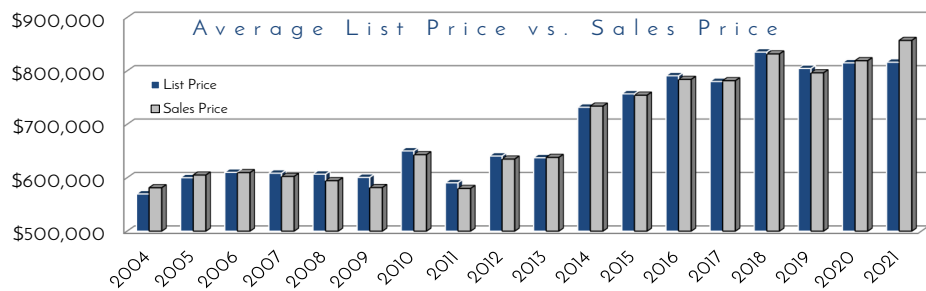
YTD	2021	2022	% Change
DOM	33	22	-33.94%
Sales Price	\$721,694	\$1,055,978	46.32%
LP:SP	103.14%	107.00%	3.74%
SP:AV	1.112	1.337	20.28%

Prominent Properties

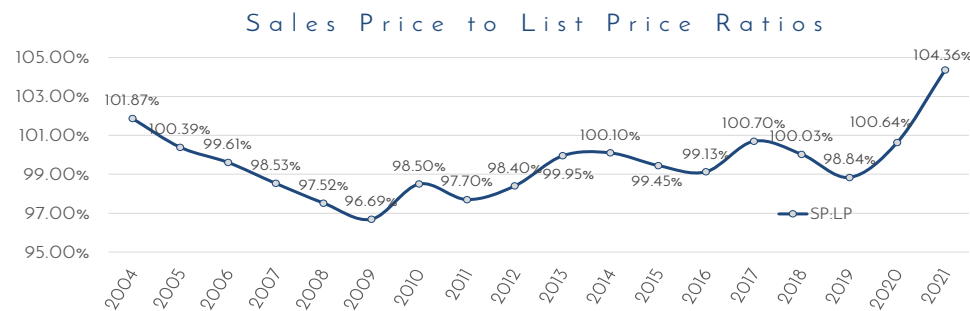
Sotheby's
INTERNATIONAL REALTY

YTD	2021	2022	% Change
# Units Sold	26	32	23.08%
Rate of Ab 3 Mo	2.86	2.53	-11.54%
Actives	8	10	25.00%
Under Contracts	22	26	18.18%

Millburn Yearly Market Trends

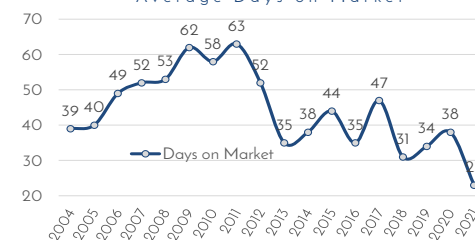


Millburn Yearly Market Trends

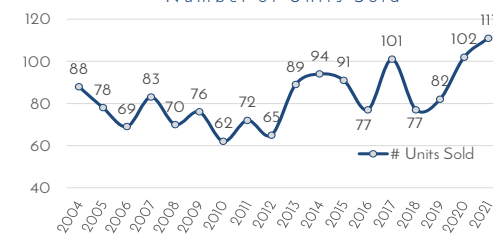


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
LP	\$569,609	\$599,980	\$610,041	\$608,441	\$606,636	\$600,629	\$650,173	\$590,527	\$640,603	\$637,344	\$731,984	\$757,032	\$790,793	\$780,104	\$835,104	\$804,479	\$815,011	\$816,271
SP	\$581,274	\$604,983	\$609,523	\$602,349	\$594,510	\$581,626	\$643,078	\$579,916	\$634,919	\$638,079	\$734,040	\$734,490	\$784,069	\$781,605	\$831,725	\$796,411	\$819,046	\$857,058

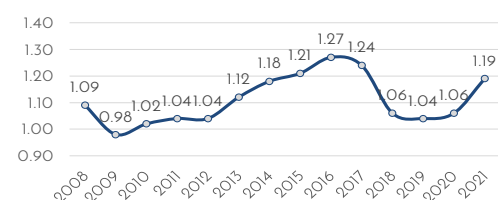
Average Days on Market



Number of Units Sold



Sales Price to Assessed Value Ratio



12 Month Rate of Absorption

