

Millburn

February 2022 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	206 Main Street C1021	OneFloor	1	1.0	69	\$299,000	\$245,000	\$235,000	95.92%	\$231,300	1.02
2	22 Duncan Street	Colonial	3	1.1	24	\$689,000	\$689,000	\$689,000	100.00%	\$625,900	1.10
3	750 Ridgewood Road	Colonial	4	3.1	15	\$888,000	\$888,000	\$960,000	108.11%	\$687,700	1.40
4	860 Ridgewood Road	Tudor	4	2.0	7	\$890,000	\$890,000	\$890,000	100.00%	\$763,000	1.17
5	53 Sagamore Road	Ranch	3	2.1	11	\$925,000	\$925,000	\$1,100,000	118.92%	\$761,400	1.44
6	422 Wyoming Avenue	Victorian	6	4.1	17	\$1,350,000	\$1,350,000	\$1,030,000	76.30%	\$1,029,900	1.00
AVERAGE					24	\$840,167	\$831,167	\$817,333	99.87%		1.19

"Active" Listings in Millburn

Number of Units: 6
Average List Price: \$969,500
Average Days on Market: 118

"Under Contract" Listings in Millburn

Number of Units: 12
Average List Price: \$919,500
Average Days on Market: 29

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											21
List Price	\$945,700	\$831,167											\$902,750
Sales Price	\$1,036,200	\$817,333											\$954,125
SP:LP%	108.08%	99.87%											105.00%
SP to AV	1.31	1.19											1.26
# Units Sold	10	6											16
3 Mo Rate of Ab	0.73	1.45											1.09
Active Listings	4	6											5
Under Contracts	11	12											12

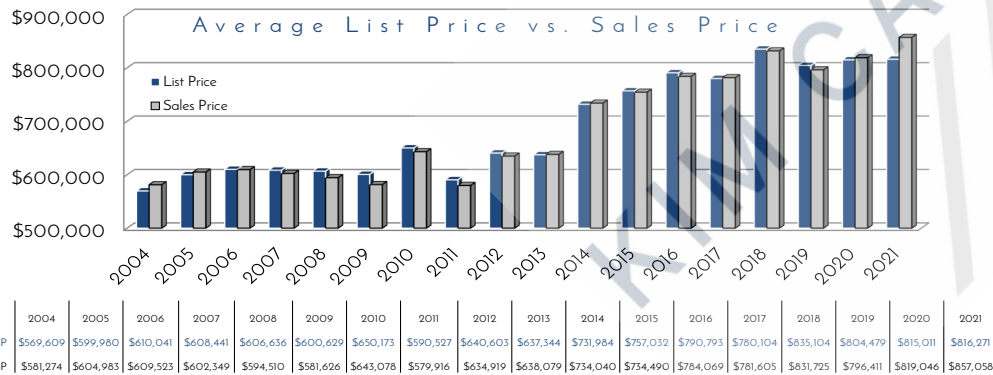
Flashback! YTD 2021 vs YTD 2022

YTD	2021	2022	% Change
DOM	27	21	-24.15%
Sales Price	\$697,487	\$954,125	36.79%
LP:SP	102.91%	105.00%	2.03%
SP:AV	1.157	1.262	9.03%

Prominent Properties
Sotheby's
INTERNATIONAL REALTY

YTD	2021	2022	% Change
# Units Sold	9	16	77.78%
Rate of Ab 3 Mo	1.69	1.45	-14.20%
Actives	8	6	-25.00%
Under Contracts	16	12	-25.00%

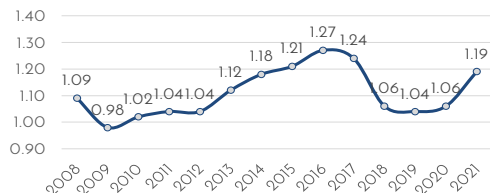
Millburn Yearly Market Trends



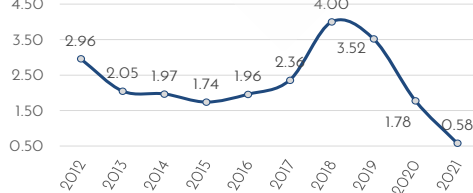
Millburn Yearly Market Trends



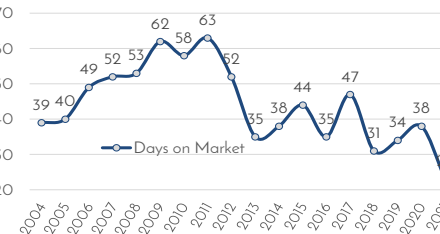
Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



Average Days on Market



Number of Units Sold

