

Millburn

January 2022 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	35 Oakdale Avenue	CapeCod	3	1.0	21	\$499,000	\$499,000	\$445,000	89.18%	\$623,700	0.71
2	40 Cypress Street	Colonial	3	1.1	55	\$699,000	\$699,000	\$689,000	98.57%	\$524,100	1.31
3	7 Oakdale Avenue	Colonial	3	1.1	8	\$675,000	\$675,000	\$725,000	107.41%	\$590,200	1.23
4	31 Greenwood Drive	Colonial	4	2.1	19	\$949,000	\$949,000	\$970,000	102.21%	\$778,200	1.25
5	16 Bailey Road	Colonial	3	3.1	14	\$875,000	\$875,000	\$975,000	111.43%	\$703,000	1.39
6	96 Cypress Street	Ranch	3	3.0	13	\$895,000	\$895,000	\$1,100,000	122.91%	\$843,300	1.30
7	78 Chestnut Street	Colonial	5	2.1	18	\$1,300,000	\$1,200,000	\$1,250,000	104.17%	\$892,200	1.40
8	23 Greenwood Drive	Colonial	5	4.1	1	\$1,195,000	\$1,195,000	\$1,378,000	115.31%	\$913,900	1.51
9	51 Cedar Street	Colonial	5	3.1	9	\$1,275,000	\$1,275,000	\$1,380,000	108.24%	\$1,071,000	1.29
10	50 Mountainview Road	Colonial	3	3.1	28	\$1,195,000	\$1,195,000	\$1,450,000	121.34%	\$868,200	1.67
AVERAGE					19	\$955,700	\$945,700	\$1,036,200	108.08%		1.31

"Active" Listings in Millburn

Number of Units: 4
 Average List Price: \$1,308,750
 Average Days on Market: 161

"Under Contract" Listings in Millburn

Number of Units: 11
 Average List Price: \$805,091
 Average Days on Market: 32

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												19
List Price	\$945,700												\$945,700
Sales Price	\$1,036,200												\$1,036,200
SP:LP%	108.08%												108.08%
SP to AV	1.31												1.31
# Units Sold	10												10
3 Mo Rate of Ab	0.73												0.73
Active Listings	4												4
Under Contracts	11												11

Flashback! YTD 2021 vs YTD 2022

YTD	2021	2022	% Change
DOM	26	19	-27.53%
Sales Price	\$744,230	\$1,036,200	39.23%
LP:SP	105.91%	108.08%	2.05%
SP:AV	1.138	1.306	14.79%

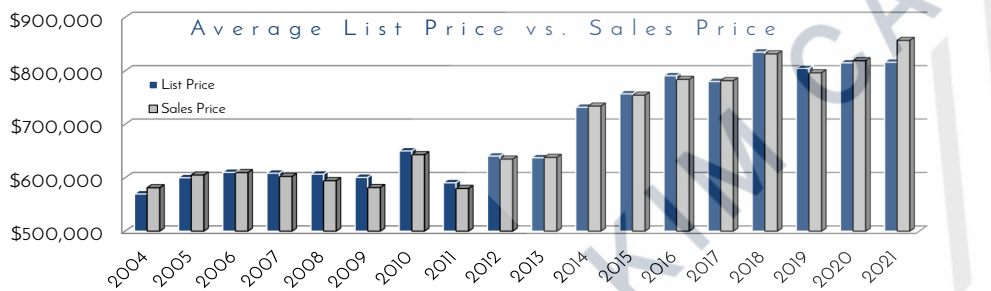
Prominent Properties

Sotheby's
INTERNATIONAL REALTY

YTD	2021	2022	% Change
# Units Sold	6	10	66.67%
Rate of Ab 3 Mo	1.37	0.73	-46.72%
Actives	11	4	-63.64%
Under Contracts	12	11	-8.33%

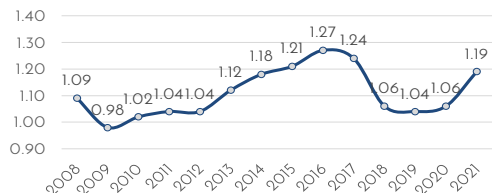
Millburn Yearly Market Trends

Average List Price vs. Sales Price



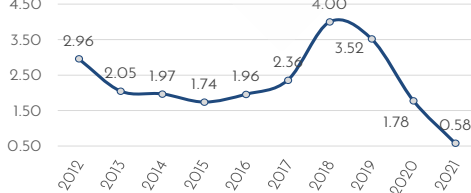
Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
LP	\$569,609	\$599,980	\$610,041	\$608,441	\$606,636	\$600,629	\$650,173	\$590,527	\$640,603	\$637,344	\$731,984	\$757,032	\$790,793	\$780,104	\$835,104	\$804,479	\$815,011	\$816,271
SP	\$581,274	\$604,983	\$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

Sales Price to Assessed Value Ratio



*2007 Tax Re-evaluation

12 Month Rate of Absorption

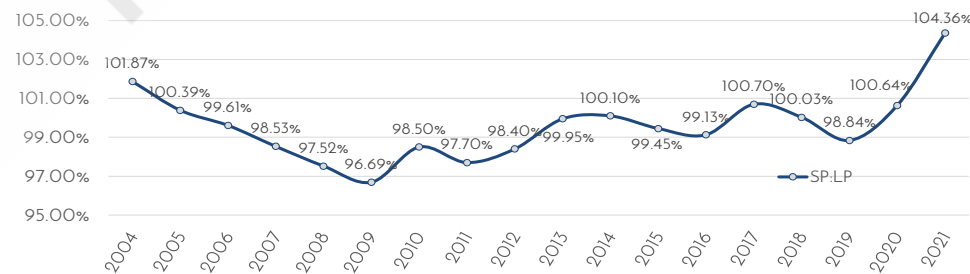


Data only available until 2012

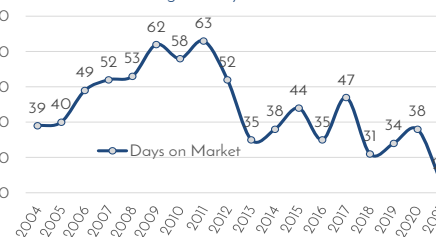
Millburn/Short Hills Combined for R of A

Millburn Yearly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

