

# Millburn

## July 2022 Market Snapshot

| Units   | Address            | Style    | Bedrms | Baths | DOM | Orig. List Price | List Price  | Sales Price | SP:LP   | Total Assessment | SP:AV |
|---------|--------------------|----------|--------|-------|-----|------------------|-------------|-------------|---------|------------------|-------|
| 1       | 940 Ridgewood Road | Colonial | 4      | 1.1   | 9   | \$899,000        | \$899,000   | \$963,000   | 107.12% | \$781,700        | 1.23  |
| 2       | 20 Reeve Circle    | Colonial | 3      | 2.1   | 26  | \$895,000        | \$895,000   | \$999,000   | 111.62% | \$664,500        | 1.50  |
| 3       | 22 Bodwell Terrace | Colonial | 4      | 3.0   | 9   | \$950,000        | \$950,000   | \$999,999   | 105.26% | \$748,400        | 1.34  |
| 4       | 896 Ridgewood Road | Colonial | 4      | 2.1   | 29  | \$1,050,000      | \$970,000   | \$999,999   | 103.09% | \$788,100        | 1.27  |
| 5       | 94 Cedar Street    | Colonial | 5      | 3.1   | 5   | \$825,000        | \$825,000   | \$1,250,000 | 151.52% | \$873,600        | 1.43  |
| 6       | 850 Ridgewood Road | Colonial | 5      | 4.1   | 9   | \$1,100,000      | \$1,100,000 | \$1,306,500 | 118.77% | \$888,200        | 1.47  |
| 7       | 793 Ridgewood Road | Colonial | 4      | 3.1   | 23  | \$1,395,000      | \$1,395,000 | \$1,378,000 | 98.78%  | \$889,600        | 1.55  |
| 8       | 914 Ridgewood Road | Tudor    | 5      | 3.1   | 9   | \$1,195,000      | \$1,195,000 | \$1,450,000 | 121.34% | \$802,200        | 1.81  |
| 9       | 23 S Mountain Road | Colonial | 4      | 3.0   | 31  | \$1,195,000      | \$1,195,000 | \$1,506,000 | 126.03% | \$845,500        | 1.78  |
| AVERAGE |                    |          |        |       | 17  | \$1,056,000      | \$1,047,111 | \$1,205,833 | 115.95% |                  | 1.49  |

### "Active" Listings in Millburn

Number of Units: 25  
 Average List Price: \$917,667  
 Average Days on Market: 43

### "Under Contract" Listings in Millburn

Number of Units: 20  
 Average List Price: \$1,058,950  
 Average Days on Market: 14

# 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           | 11          | 20          | 17          |        |           |         |          |          | 19          |
| List Price      | \$945,700   | \$831,167 | \$951,600   | \$1,246,500 | \$909,075   | \$1,129,563 | \$1,047,111 |        |           |         |          |          | \$1,012,245 |
| Sales Price     | \$1,036,200 | \$817,333 | \$1,034,100 | \$1,364,048 | \$1,005,833 | \$1,262,184 | \$1,205,833 |        |           |         |          |          | \$1,114,619 |
| SP:LP%          | 108.08%     | 99.87%    | 108.60%     | 109.66%     | 110.66%     | 110.91%     | 115.95%     |        |           |         |          |          | 109.71%     |
| SP to AV        | 1.31        | 1.19      | 1.28        | 1.63        | 1.41        | 1.55        | 1.49        |        |           |         |          |          | 1.42        |
| # Units Sold    | 10          | 6         | 10          | 6           | 12          | 16          | 9           |        |           |         |          |          | 69          |
| 3 Mo Rate of Ab | 0.73        | 1.45      | 1.93        | 2.53        | 1.86        | 1.70        | 1.46        |        |           |         |          |          | 1.67        |
| Active Listings | 4           | 6         | 10          | 10          | 14          | 23          | 25          |        |           |         |          |          | 13          |
| Under Contracts | 11          | 12        | 17          | 26          | 23          | 17          | 20          |        |           |         |          |          | 18          |

## Flashback! YTD 2021 vs YTD 2022

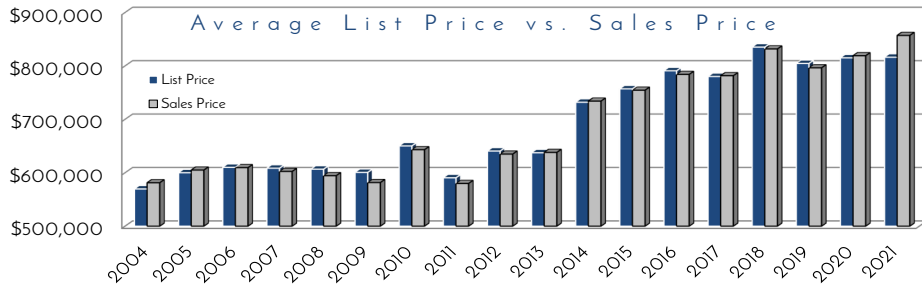
| YTD         | 2021      | 2022        | % Change |
|-------------|-----------|-------------|----------|
| DOM         | 25        | 19          | -26.38%  |
| Sales Price | \$842,903 | \$1,114,619 | 32.24%   |
| LP:SP       | 104.62%   | 109.71%     | 4.86%    |
| SP:AV       | 1.17      | 1.42        | 21.23%   |

Prominent Properties

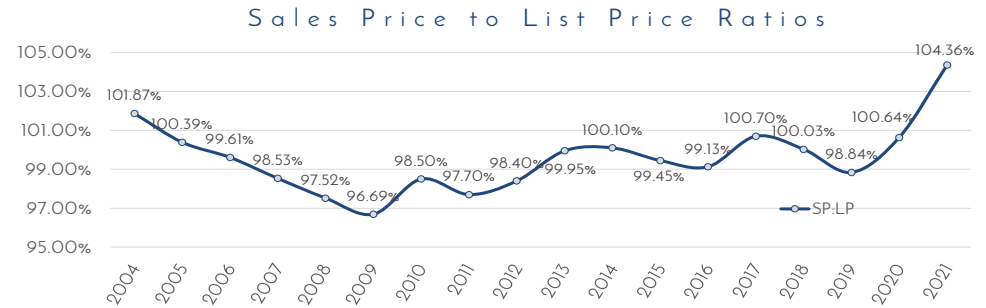
**Sotheby's**  
INTERNATIONAL REALTY

| YTD             | 2021 | 2022 | % Change |
|-----------------|------|------|----------|
| # Units Sold    | 66   | 69   | 4.55%    |
| Rate of Ab 3 Mo | 1.34 | 1.46 | 8.96%    |
| Actives         | 17   | 25   | 47.06%   |
| Under Contracts | 16   | 20   | 25.00%   |

## Millburn Yearly Market Trends

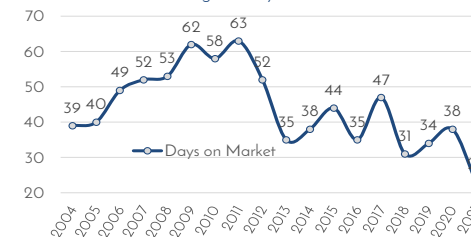


## Millburn Yearly Market Trends

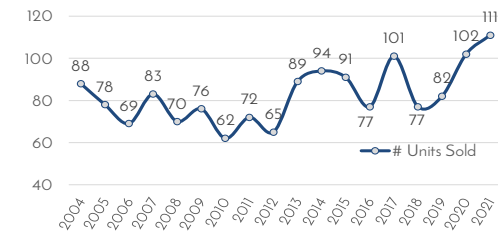


|    | 2004      | 2005      | 2006      | 2007      | 2008      | 2009      | 2010      | 2011      | 2012      | 2013      | 2014      | 2015      | 2016      | 2017      | 2018      | 2019      | 2020      | 2021      |
|----|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| 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 |

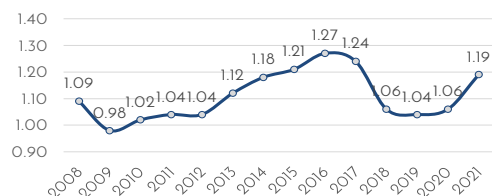
## Average Days on Market



## Number of Units Sold



## Sales Price to Assessed Value Ratio



## 12 Month Rate of Absorption

