

Millburn

June 2022 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	245 Main Street	OneFloor	2	2.0	15	\$429,000	\$429,000	\$480,000	111.89%	\$367,100	1.31
2	50 Glen Avenue	Ranch	3	2.0	17	\$799,000	\$799,000	\$800,000	100.13%	\$594,900	1.34
3	2 Wittkop Place	Colonial,	3	1.0	10	\$725,000	\$725,000	\$820,000	113.10%	\$764,900	1.07
4	93 Sagamore Road	Colonial	4	3.1	59	\$949,000	\$949,000	\$925,000	97.47%	\$773,700	1.20
5	66 Mechanic Street	SplitLev	3	3.1	14	\$899,000	\$899,000	\$935,000	104.00%	\$620,400	1.51
6	844 Ridgewood Road	Tudor	4	2.2	35	\$1,150,000	\$1,150,000	\$1,065,000	92.61%	\$660,000	1.61
7	77 Locust Avenue	Tudor	4	2.2	14	\$999,000	\$999,000	\$1,160,000	116.12%	\$894,000	1.30
8	18 Berkeley Road	Colonial	4	3.0	7	\$949,000	\$949,000	\$1,170,000	123.29%	\$730,600	1.60
9	83 Myrtle Avenue	CapeCod	4	3.0	47	\$1,211,000	\$1,211,000	\$1,211,000	100.00%	\$815,000	1.49
10	123 Cypress Street	Colonial	4	2.1	10	\$1,095,000	\$1,095,000	\$1,250,000	114.16%	\$756,900	1.65
11	32 Undercliff Road	Colonial	4	3.1	14	\$1,195,000	\$1,195,000	\$1,320,000	110.46%	\$793,500	1.66
12	26 Bodwell Terrace	Colonial	5	3.1	21	\$1,295,000	\$1,295,000	\$1,410,000	108.88%	\$775,100	1.82
13	56 Walnut Avenue	Colonial	4	3.1	9	\$1,195,000	\$1,195,000	\$1,501,500	125.65%	\$915,500	1.64
14	50 Oval Road	SplitLev	5	3.1	23	\$1,800,000	\$1,800,000	\$1,847,450	102.64%	\$932,600	1.98
15	75 Mountainview Road	Tudor	4	2.2	9	\$1,495,000	\$1,495,000	\$1,900,000	127.09%	\$1,113,300	1.71
16	90 Mountain Avenue	Custom	5	4.2	12	\$1,888,000	\$1,888,000	\$2,400,000	127.12%	\$1,284,500	1.87
AVERAGE					20	\$1,129,563	\$1,129,563	\$1,262,184	110.91%		1.55

"Active" Listings in Millburn

Number of Units: 23
 Average List Price: \$797,029
 Average Days on Market: 30

"Under Contract" Listings in Millburn

Number of Units: 17
 Average List Price: \$1,072,765
 Average Days on Market: 15

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							19
List Price	\$945,700	\$831,167	\$951,600	\$1,246,500	\$909,075	\$1,129,563							\$1,007,015
Sales Price	\$1,036,200	\$817,333	\$1,034,100	\$1,364,048	\$1,005,833	\$1,262,184							\$1,100,937
SP:LP%	108.08%	99.87%	108.60%	109.66%	110.66%	110.91%							108.77%
SP to AV	1.31	1.19	1.28	1.63	1.41	1.55							1.41
# Units Sold	10	6	10	6	12	16							60
3 Mo Rate of Ab	0.73	1.45	1.93	2.53	1.86	1.70							1.70
Active Listings	4	6	10	10	14	23							11
Under Contracts	11	12	17	26	23	17							18

Flashback! YTD 2021 vs YTD 2022

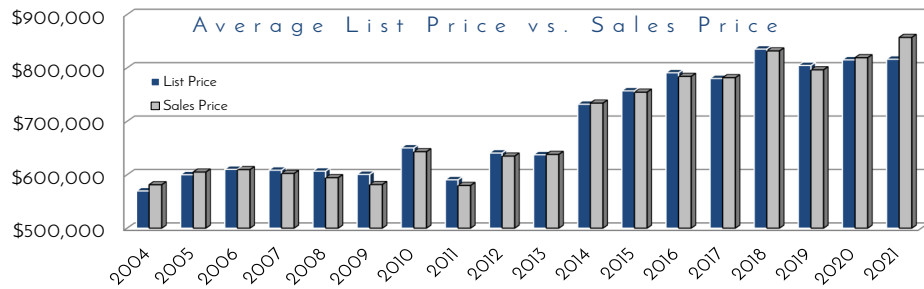
YTD	2021	2022	% Change
DOM	29	19	-33.64%
Sales Price	\$842,430	\$1,100,937	30.69%
LP:SP	104.92%	108.77%	3.67%
SP:AV	1.165	1.409	21.03%

Prominent Properties

Sotheby's
INTERNATIONAL REALTY

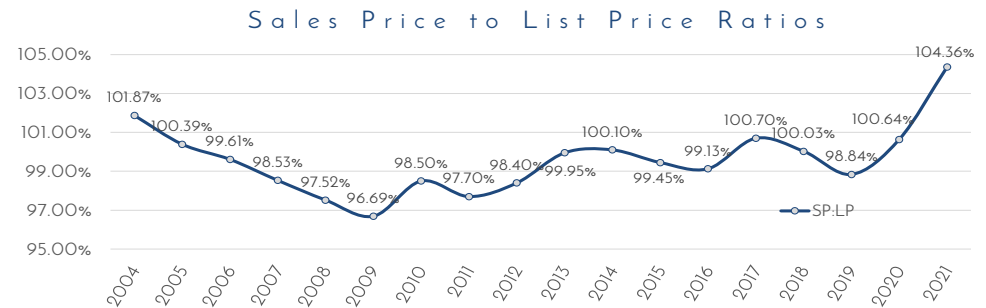
YTD	2021	2022	% Change
# Units Sold	49	60	22.45%
Rate of Ab 3 Mo	1.68	1.70	1.19%
Actives	10	23	130.00%
Under Contracts	22	17	-22.73%

Millburn Yearly Market Trends

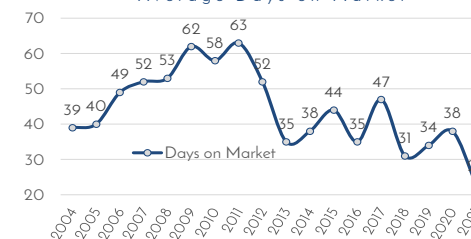


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
LP	\$569,609	\$599,980	\$610,041	\$608,441	\$606,636	\$600,629	\$650,173	\$590,527	\$640,603	\$637,344	\$731,984	\$757,032	\$790,793	\$780,104	\$835,104	\$804,479	\$815,011	\$816,221
SP	\$581,274	\$604,983	\$609,523	\$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

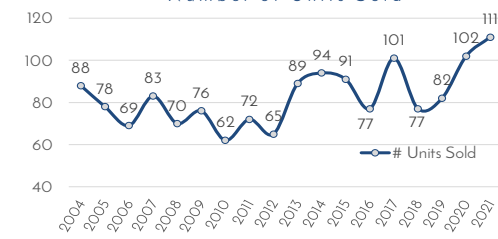
Millburn Yearly Market Trends



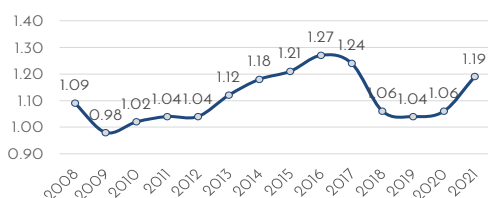
Average Days on Market



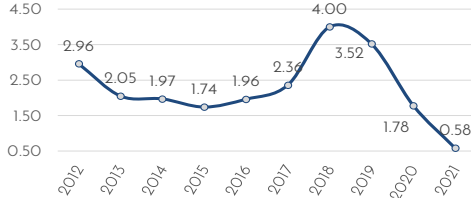
Number of Units Sold



Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



*2007 Tax Re-evaluation

Data only available until 2012

Millburn/Short Hills Combined for R of A