

Millburn

March 2022 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	176 Millburn Avenue C1035	TwnIntUn	2	1.0	0	\$400,000	\$400,000	\$400,000	100.00%	\$315,100	1.27
2	24 Norwood Terrace	Colonial	0	0.0	27	\$279,000	\$279,000	\$409,000	146.59%	\$703,800	0.58
3	176 Millburn Avenue C1030	TwnIntUn	2	1.0	15	\$425,000	\$425,000	\$412,500	97.06%	\$305,000	1.35
4	6 Cape Court	CapeCod	3	2.1	23	\$798,000	\$788,000	\$796,000	101.02%	\$605,400	1.31
5	81 Linden Street	Colonial	4	2.1	163	\$899,000	\$725,000	\$800,000	110.34%	\$697,100	1.15
6	48A Mechanic Street	TwnEndUn	3	4.1	44	\$899,000	\$899,000	\$860,000	95.66%	\$668,200	1.29
7	25 Oval Road	Bi-Level	4	3.1	19	\$1,185,000	\$1,185,000	\$1,120,000	94.51%	\$903,000	1.24
8	18 Rector Street	TwnEndUn	5	4.1	1	\$1,225,000	\$1,225,000	\$1,225,000	100.00%		
9	515 Wyoming Avenue	Custom	5	4.1	9	\$1,695,000	\$1,695,000	\$2,068,500	122.04%	\$1,057,100	1.96
10	59 Mountain Avenue	Victorian	7	3.2	14	\$1,895,000	\$1,895,000	\$2,250,000	118.73%	\$1,649,800	1.36
AVERAGE					32	\$970,000	\$951,600	\$1,034,100	108.60%		1.28

"Active" Listings in Millburn

Number of Units: 10
 Average List Price: \$1,130,590
 Average Days on Market: 22

"Under Contract" Listings in Millburn

Number of Units: 17
 Average List Price: \$982,759
 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										25
List Price	\$945,700	\$831,167	\$951,600										\$921,538
Sales Price	\$1,036,200	\$817,333	\$1,034,100										\$984,885
SP:LP%	108.08%	99.87%	108.60%										106.38%
SP to AV	1.31	1.19	1.28										1.27
# Units Sold	10	6	10										26
3 Mo Rate of Ab	0.73	1.45	1.93										1.37
Active Listings	4	6	10										7
Under Contracts	11	12	17										13

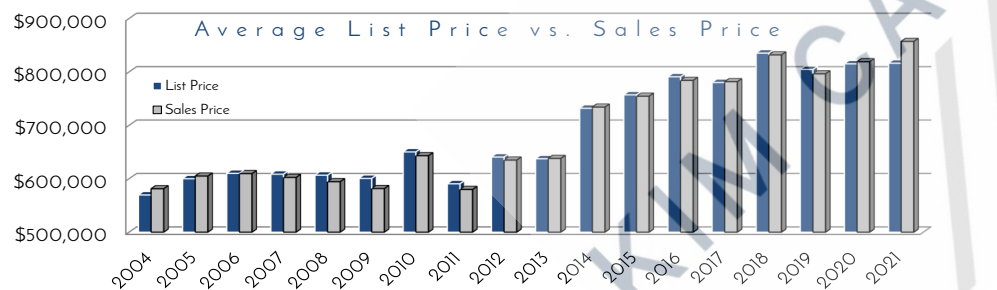
Flashback! YTD 2021 vs YTD 2022

YTD	2021	2022	% Change
DOM	42	25	-41.41%
Sales Price	\$692,042	\$984,885	42.32%
LP:SP	101.79%	106.38%	4.52%
SP:AV	1.081	1.268	17.30%

Prominent Properties
Sotheby's
INTERNATIONAL REALTY

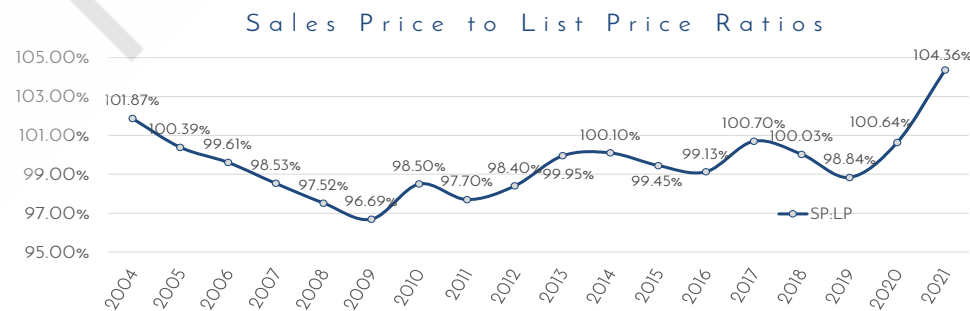
YTD	2021	2022	% Change
# Units Sold	18	26	44.44%
Rate of Ab 3 Mo	2.62	1.93	-26.34%
Actives	9	10	11.11%
Under Contracts	21	17	-19.05%

Millburn Yearly Market Trends

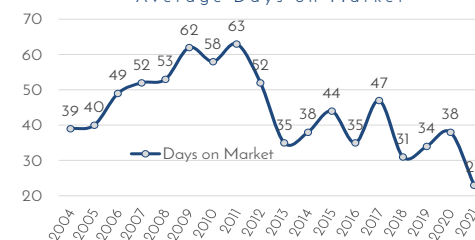


Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
LP	\$569,609	\$599,980	\$610,041	\$608,441	\$606,636	\$600,629	\$650,173	\$590,527	\$640,603	\$637,344	\$731,984	\$757,032	\$790,793	\$780,104	\$835,104	\$804,479	\$815,011	\$816,271
SP	\$581,274	\$604,983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

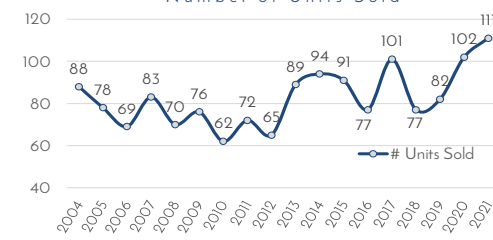
Millburn Yearly Market Trends



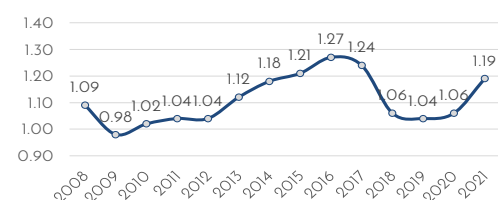
Average Days on Market



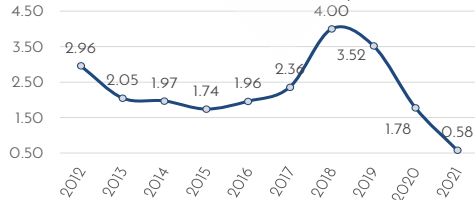
Number of Units Sold



Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



Data only available until 2012

Millburn/Short Hills Combined for R of A