

Millburn

May 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 1010B	OneFloor	1	1.0	6	\$299,000	\$299,000	\$300,000	100.33%	\$237,200	1.26
2	245 Main Street Unit 6A	TwndEndUn	2	2.0	30	\$419,000	\$419,000	\$440,000	105.01%	\$368,500	1.19
3	14 Oakdale Avenue	Colonial	3	2.1	10	\$695,000	\$695,000	\$879,000	126.47%	\$631,700	1.39
4	22 Edgewood Terrace	Colonial	3	2.1	7	\$799,000	\$799,000	\$900,000	112.64%	\$636,600	1.41
5	83 Locust Avenue	Colonial	3	2.1	14	\$879,000	\$879,000	\$930,000	105.80%	\$766,600	1.21
6	140 Glen Avenue	CapeCod	4	2.0	15	\$849,900	\$849,900	\$960,000	112.95%	\$571,400	1.68
7	852 Ridgewood Road	Tudor	4	2.0	7	\$999,000	\$999,000	\$1,089,000	109.01%	\$754,700	1.44
8	20 Bodwell Terrace	Colonial	4	2.2	13	\$999,999	\$999,999	\$1,121,000	112.10%	\$782,800	1.43
9	95 Cypress Street	Colonial	4	3.1	10	\$899,000	\$899,000	\$1,125,000	125.14%	\$791,400	1.42
10	58 Whittingham Terrace	Colonial	4	2.2	1	\$1,300,000	\$1,300,000	\$1,300,000	100.00%	\$858,900	1.51
11	76 Mountain Avenue	Colonial	5	3.2	8	\$1,375,000	\$1,375,000	\$1,426,000	103.71%	\$909,400	1.57
12	90 Pine Street	SeeRem	4	3.1	7	\$1,395,000	\$1,395,000	\$1,600,000	114.70%		
AVERAGE					11	\$909,075	\$909,075	\$1,005,833	110.66%		1.41

"Active" Listings in Millburn

Number of Units: 14
 Average List Price: \$932,469
 Average Days on Market: 18

"Under Contract" Listings in Millburn

Number of Units: 23
 Average List Price: \$1,089,957
 Average Days on Market: 17

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								19
List Price	\$945,700	\$831,167	\$951,600	\$1,246,500	\$909,075								\$962,452
Sales Price	\$1,036,200	\$817,333	\$1,034,100	\$1,364,048	\$1,005,833								\$1,042,302
SP:LP%	108.08%	99.87%	108.60%	109.66%	110.66%								107.99%
SP to AV	1.31	1.19	1.28	1.63	1.41								1.36
# Units Sold	10	6	10	6	12								44
3 Mo Rate of Ab	0.73	1.45	1.93	2.53	1.86								1.70
Active Listings	4	6	10	10	14								9
Under Contracts	11	12	17	26	23								18

Flashback! YTD 2021 vs YTD 2022

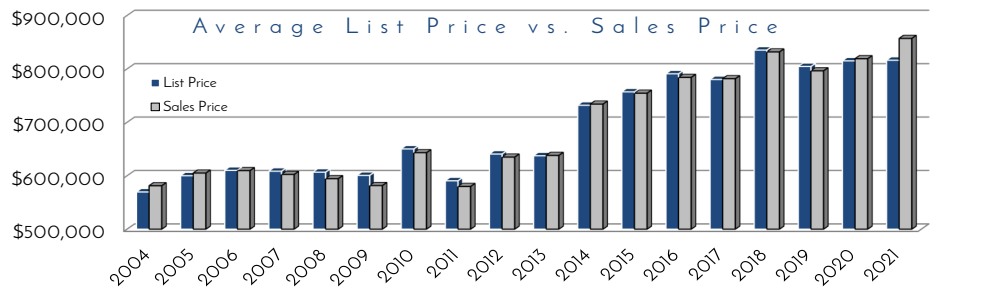
YTD	2021	2022	% Change
DOM	32	19	-40.86%
Sales Price	\$811,752	\$1,042,302	28.40%
LP:SP	103.76%	107.99%	4.09%
SP:AV	1.126	1.357	20.49%

Prominent Properties

Sotheby's
INTERNATIONAL REALTY

YTD	2021	2022	% Change
# Units Sold	36	44	22.22%
Rate of Ab 3 Mo	2.09	1.86	-11.00%
Actives	13	14	7.69%
Under Contracts	23	23	0.00%

Millburn Yearly Market Trends

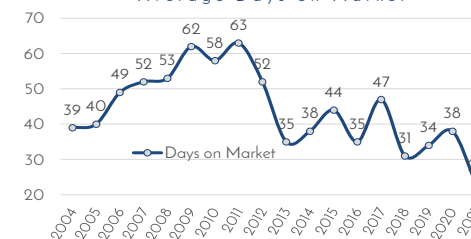


Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
LP	\$569,609	\$599,980	\$610,041	\$608,441	\$606,636	\$600,629	\$650,173	\$590,527	\$640,603	\$637,344	\$731,984	\$757,032	\$790,793	\$780,104	\$835,104	\$804,479	\$815,011	\$816,271
SP	\$581,274	\$604,983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

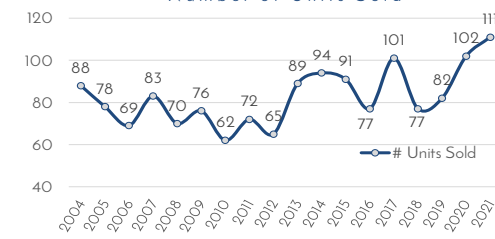
Millburn Yearly Market Trends



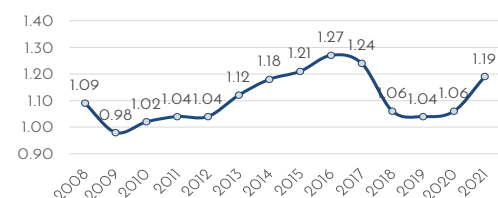
Average Days on Market



Number of Units Sold



Sales Price to Assessed Value Ratio



12 Month Rate of Absorption

