

Millburn

November 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 U4A	OneFloor	2	2.0	24	\$449,000	\$449,000	\$445,000	99.11%	\$362,100	1.23
2	90 Locust Avenue	Tudor	3	2.1	19	\$798,000	\$798,000	\$806,000	101.00%	\$824,100	0.98
3	42 Elm Street	Colonial	4	2.1	92	\$899,000	\$865,000	\$865,000	100.00%	\$675,800	1.28
4	129 Cypress Street	Colonial	4	2.1	14	\$738,000	\$738,000	\$875,000	118.56%	\$658,800	1.33
5	120 Glen Avenue	Ranch	4	3.0	50	\$1,038,000	\$988,000	\$988,000	100.00%		
6	53 Southern Slope Drive	Colonial	3	2.1	1	\$920,000	\$920,000	\$991,000	107.72%	\$832,500	1.19
7	87 Locust Avenue	CapeCod	5	4.1	18	\$999,000	\$999,000	\$999,000	100.00%	\$840,800	1.19
8	46 Cedar Street	Ranch	4	3.0	9	\$1,418,000	\$1,418,000	\$1,530,000	107.90%	\$966,800	1.58
9	50 Undercliff Road	Colonial	5	5.0	18	\$1,798,000	\$1,798,000	\$1,850,000	102.89%		
10	59 Locust Avenue	Colonial	5	4.1	16	\$1,850,000	\$1,850,000	\$1,900,000	102.70%		
AVERAGE					26	\$1,090,700	\$1,082,300	\$1,124,900	103.99%	\$737,271	1.25

"Active" Listings in Millburn

Number of Units: 7
 Average List Price: \$1,140,271
 Average Days on Market: 64

"Under Contract" Listings in Millburn

Number of Units: 6
 Average List Price: \$1,242,500
 Average Days on Market: 25

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	13	29	64	26		21
List Price	\$945,700	\$831,167	\$951,600	\$1,246,500	\$909,075	\$1,129,563	\$1,047,111	\$1,005,385	\$892,833	\$827,225	\$1,082,300		\$997,785
Sales Price	\$1,036,200	\$817,333	\$1,034,100	\$1,364,048	\$1,005,833	\$1,262,184	\$1,205,833	\$1,126,815	\$879,757	\$842,000	\$1,124,900		\$1,080,846
SP:LP%	108.08%	99.87%	108.60%	109.66%	110.66%	110.91%	115.95%	111.13%	98.46%	102.09%	103.99%		107.82%
SP to AV	1.31	1.19	1.28	1.63	1.41	1.55	1.49	1.34	1.22	1.28	1.25		1.37
# Units Sold	10	6	10	6	12	16	9	13	12	4	10		108
3 Mo Rate of Ab	0.73	1.45	1.93	2.53	1.86	1.70	1.46	0.86	1.03	1.11	1.36		1.46
Active Listings	4	6	10	10	14	23	25	13	11	7	7		12
Under Contracts	11	12	17	26	23	17	20	15	9	11	6		15

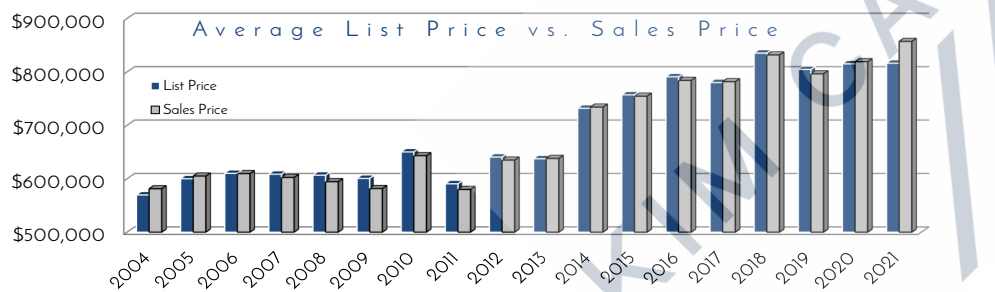
Flashback! YTD 2021 vs YTD 2022

YTD	2021	2022	% Change
DOM	22	21	-2.40%
Sales Price	\$849,812	\$1,080,846	27.19%
LP:SP	104.13%	107.82%	3.54%
SP:AV	1.18	1.37	15.86%

Prominent
Properties
Sotheby's
INTERNATIONAL REALTY

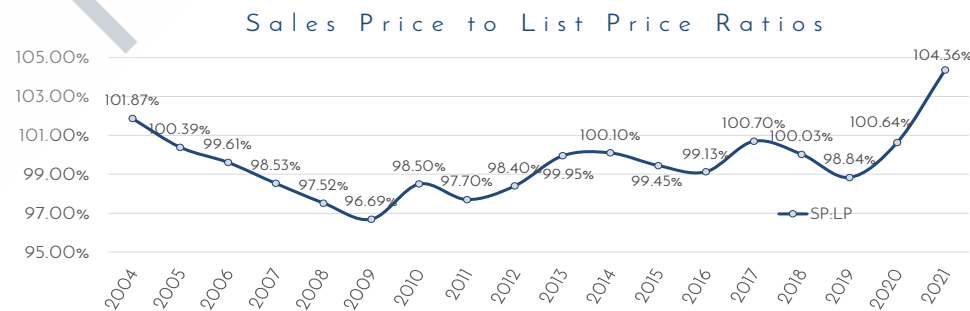
YTD	2021	2022	% Change
# Units Sold	103	108	4.85%
Rate of Ab 3 Mo	1.01	1.36	34.65%
Actives	7	7	0.00%
Under Contracts	15	6	-60.00%

Millburn Yearly Market Trends

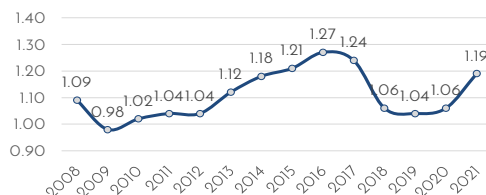


Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
LP	\$569,609	\$599,980	\$610,041	\$608,441	\$606,636	\$600,629	\$650,173	\$590,527	\$640,603	\$637,344	\$731,984	\$757,032	\$790,793	\$780,104	\$835,104	\$804,479	\$815,011	\$816,271
SP	\$581,274	\$604,983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

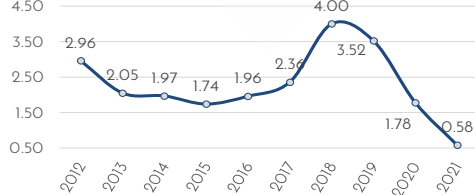
Millburn Yearly Market Trends



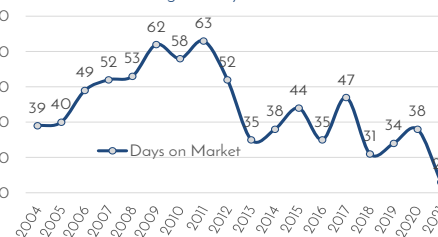
Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



Average Days on Market



Number of Units Sold

