

Millburn

October 2022 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	32B Lakeside Drive	OneFloor	1	1.0	121	\$330,000	\$319,000	\$315,000	98.75%	\$242,200	1.30
2	14 Norwood Terrace	Colonial	3	2.1	12	\$695,000	\$695,000	\$781,000	112.37%	\$574,600	1.36
3	30 Greenwood Drive	Colonial	3	2.0	110	\$899,900	\$899,900	\$872,000	96.90%	\$775,500	1.12
4	12 Oval Road	SplitLev	4	2.1	12	\$1,395,000	\$1,395,000	\$1,400,000	100.36%	\$1,057,000	1.32
AVERAGE					64	\$829,975	\$827,225	\$842,000	102.09%		1.28

"Active" Listings in Millburn

Number of Units: 7
 Average List Price: \$1,182,986
 Average Days on Market: 64

"Under Contract" Listings in Millburn

Number of Units: 11
 Average List Price: \$1,119,727
 Average Days on Market: 20

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			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			\$989,161
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			\$1,076,351
SP:LP%	108.08%	99.87%	108.60%	109.66%	110.66%	110.91%	115.95%	111.13%	98.46%	102.09%			108.21%
SP to AV	1.31	1.19	1.28	1.63	1.41	1.55	1.49	1.34	1.22	1.28			1.38
# Units Sold	10	6	10	6	12	16	9	13	12	4			98
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			1.47
Active Listings	4	6	10	10	14	23	25	13	11	7			12
Under Contracts	11	12	17	26	23	17	20	15	9	11			16

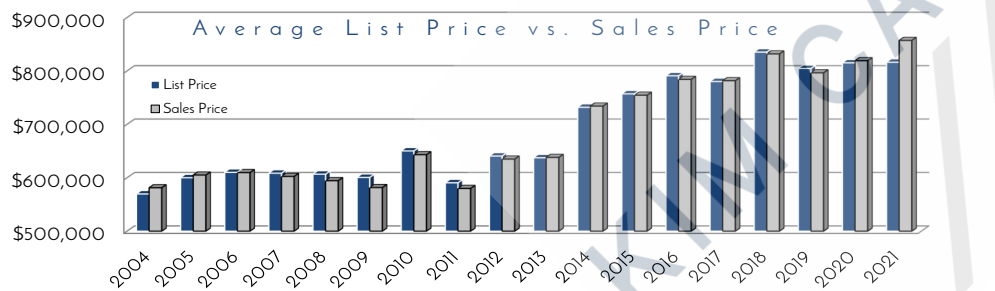
Flashback! YTD 2021 vs YTD 2022

YTD	2021	2022	% Change
DOM	23	21	-8.13%
Sales Price	\$867,349	\$1,076,351	24.10%
LP:SP	104.39%	108.21%	3.65%
SP:AV	1.18	1.38	17.12%

Prominent Properties
Sotheby's
INTERNATIONAL REALTY

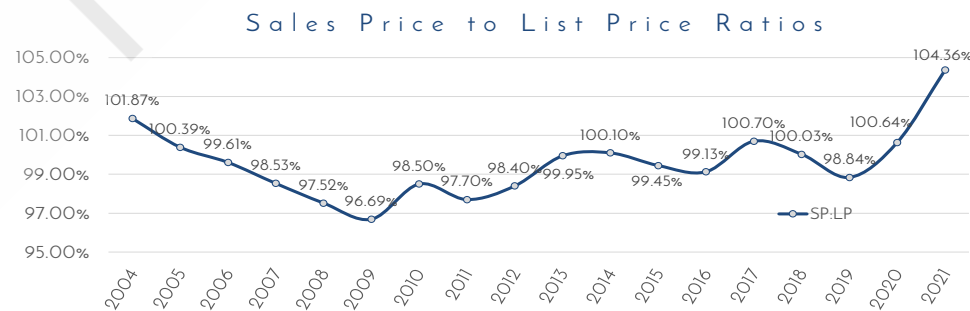
YTD	2021	2022	% Change
# Units Sold	92	98	6.52%
Rate of Ab 3 Mo	0.99	1.11	12.12%
Actives	9	7	-22.22%
Under Contracts	18	11	-38.89%

Millburn Yearly Market Trends

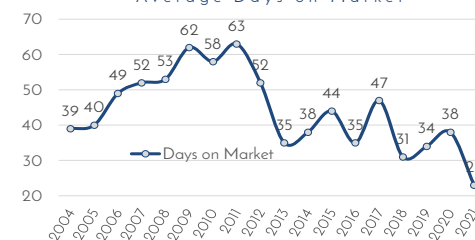


Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
LP	\$569,609	\$599,980	\$610,041	\$608,441	\$606,636	\$600,629	\$650,173	\$590,527	\$640,603	\$637,344	\$731,984	\$757,032	\$790,793	\$780,104	\$835,104	\$804,479	\$815,011	\$816,271
SP	\$581,274	\$604,983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

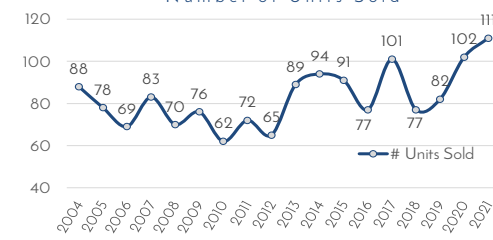
Millburn Yearly Market Trends



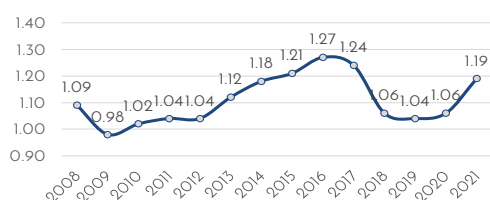
Average Days on Market



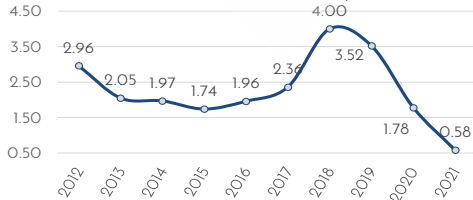
Number of Units Sold



Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



*2007 Tax Re-evaluation

Data only available until 2012

Millburn/Short Hills Combined for R of A