Millburn

April 2023 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	OneFloor	2	1.0	18	$384,900	$384,900	$387,000	100.55%	$299,500	1.29
2	871 Ridgewood Road	Colonial	3	1.1	2	$750,000	$750,000	$750,000	100.00%	$680,000	1.10
3	13 Locust Avenue	Colonial	4	4.1	211	$1,299,000	$1,229,000	$1,100,000	89.50%		
4	400B Millburn Avenue	MultiFlr	4	4.1	16	$1,095,000	$1,095,000	$1,210,000	110.50%	$748,800	1.62
5	12 Parkview Drive	Colonial	5	2.2	8	$1,295,000	$1,295,000	$1,577,000	121.78%		
6	22 S Mountain Road	Colonial	5	4.2	14	$1,695,000	$1,695,000	$1,756,000	103.60%		
	AVERAGE				45	$1,086,483	$1,074,817	$1,130,000	104.32%		1.34

"Active" Listings in Millburn

Number of Units:	8
Average List Price:	$1,442,50
Average Days on Market:	50

"Under Contract" Listings in Millburn

Number of Units:	7
Average List Price:	$1,252,698
Average Days on Market:	19

Prominent Properties | Sotheby's INTERNATIONAL REALTY

Millburn 2023 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	35	32	26	45									34
List Price	$1,097,667	$1,476,000	$1,024,500	$1,074,817									$1,163,445
Sales Price	$1,098,667	$1,487,390	$1,108,055	$1,130,000									$1,208,064
SP:LP%	100.50%	101.52%	106.36%	104.32%									103.66%
SP to AV	1.49	1.38	1.13	1.34									1.32
# Units Sold	3	5	6	6									20
3 Mo Rate of Ab	1.76	2.53	3.83	3.08									2.80
Active Listings	6	4	4	8									6
Under Contracts	8	7	6	7									7

Flashback! YTD 2022 vs YTD 2023

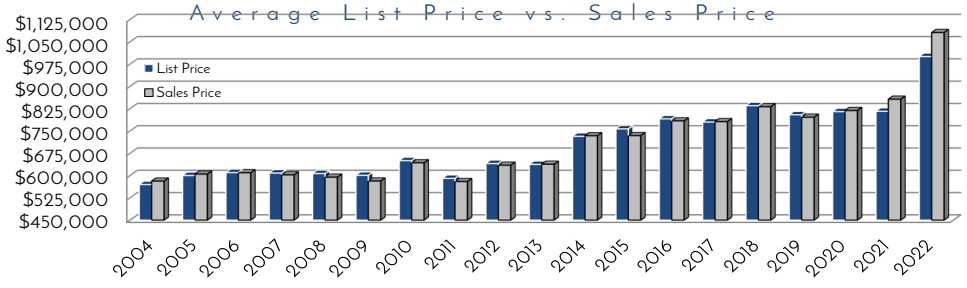
YTD	2022	2023	% Change
DOM	22	34	57.70%
Sales Price	$1,055,978	$1,208,064	14.40%
LP:SP	107.00%	103.66%	-3.12%
SP:AV	1.34	1.32	-1.39%

Prominent Properties

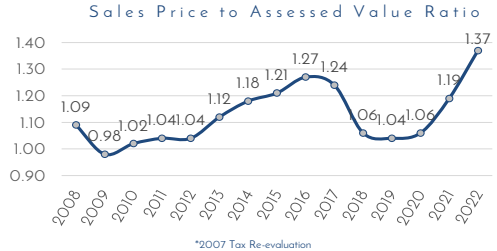
Sotheby's INTERNATIONAL REALTY

YTD	2022	2023	% Change
# Units Sold	32	20	-37.50%
Rate of Ab 3 Mo	1.66	2.80	68.67%
Actives	8	6	-26.67%
Under Contracts	17	7	-57.58%

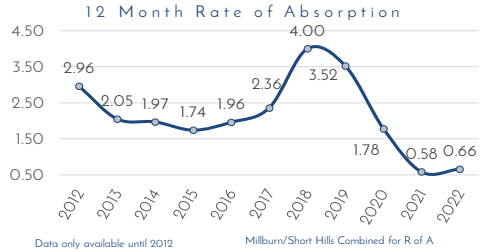
Millburn Yearly Market Trends



	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
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	$1,000,516
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	$1.081,407

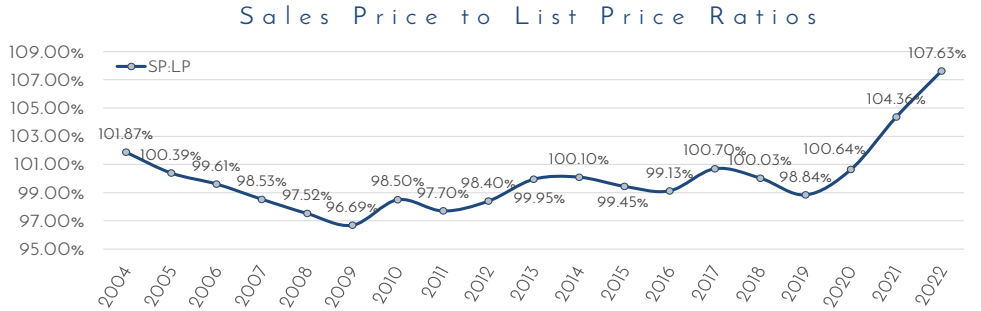


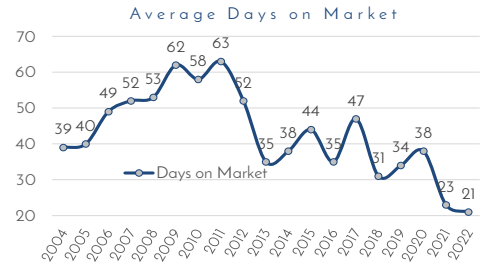
*2007 Tax Re-evaluation

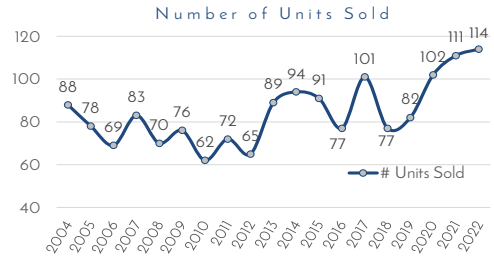


Data only available until 2012

Millburn Yearly Market Trends







Millburn/Short Hills Combined for R of A

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Not intended to solicit a property already listed.