

# Millburn

## August 2023 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	34 Lakeside Drive	OneFloor	1	1.0	62	\$359,000	\$339,000	\$325,000	95.87%	\$246,600	1.32
2	176 Millburn Avenue	TwnIntUn	2	1.0	20	\$428,000	\$428,000	\$422,500	98.71%	\$313,000	1.35
3	18 Sunset Drive	Colonial	3	2.0	13	\$899,000	\$899,000	\$920,000	102.34%	\$624,500	1.47
4	87 Locust Avenue	CapeCod	5	4.1	47	\$1,100,000	\$1,100,000	\$1,050,000	95.45%	\$897,400	1.17
5	33B Ocean Street	TwnEndUn	4	4.1	76	\$1,250,000	\$1,250,000	\$1,228,000	98.24%	\$821,500	1.49
6	37 Undercliff Road	Colonial	4	2.1	39	\$1,249,000	\$1,249,000	\$1,250,000	100.08%	\$785,800	1.59
7	32 Bailey Road	Colonial	4	3.1	7	\$1,325,000	\$1,325,000	\$1,632,000	123.17%		
8	117 Sagamore Road	Ranch	4	3.0	16	\$1,595,000	\$1,595,000	\$1,638,000	102.70%	\$888,000	1.84
9	22 Berkeley Road	Colonial	5	3.2	10	\$1,595,000	\$1,595,000	\$1,905,000	119.44%		
10	53 Elm Street	Colonial	4	4.1	3	\$1,695,000	\$1,695,000	\$2,100,000	123.89%		
11	72 Clinton Avenue	Colonial	5	4.2	11	\$1,795,000	\$1,795,000	\$2,200,000	122.56%		
<b>AVERAGE</b>					28	\$1,208,182	\$1,206,364	\$1,333,682	107.50%		1.46

### "Active" Listings in Millburn

Number of Units: 3  
 Average List Price: \$812,963  
 Average Days on Market: 58

### "Under Contract" Listings in Millburn

Number of Units: 9  
 Average List Price: \$973,100  
 Average Days on Market: 18

# 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	14	19	20	28					27
List Price	\$1,097,667	\$1,476,000	\$1,024,500	\$1,074,817	\$1,139,333	\$1,190,315	\$1,032,000	\$1,206,364					\$1,153,225
Sales Price	\$1,098,667	\$1,487,390	\$1,108,055	\$1,130,000	\$1,342,333	\$1,302,500	\$1,167,375	\$1,333,682					\$1,250,266
SP:LP%	100.50%	101.52%	106.36%	104.32%	116.29%	110.00%	113.68%	107.50%					107.79%
SP to AV	1.49	1.38	1.13	1.34	1.47	1.45	1.54	1.46					1.42
# Units Sold	3	5	6	6	3	6	8	11					48
3 Mo Rate of Ab	1.76	2.53	3.83	3.08	1.94	1.50	1.11	0.66					2.05
Active Listings	6	4	4	8	11	11	6	3					7
Under Contracts	8	7	6	7	10	16	18	9					10

## Flashback! YTD 2022 vs YTD 2023

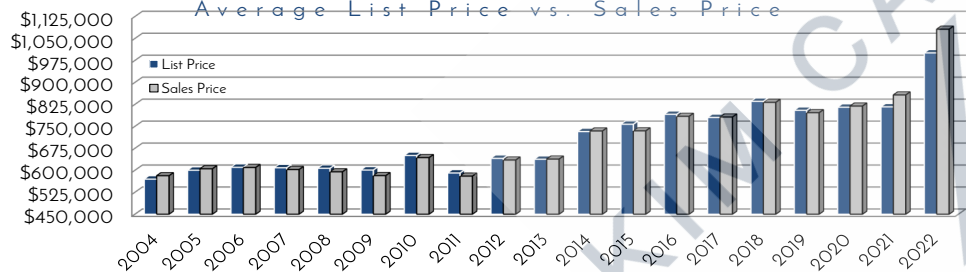
YTD	2022	2023	% Change
DOM	18	27	52.76%
Sales Price	\$1,116,553	\$1,250,266	11.98%
LP:SP	109.93%	107.79%	-1.95%
SP:AV	1.41	1.42	1.16%

Prominent Properties  
**Sotheby's**  
INTERNATIONAL REALTY

YTD	2022	2023	% Change
# Units Sold	82	48	-41.46%
Rate of Ab 3 Mo	1.57	2.05	31.07%
Actives	13	7	-49.52%
Under Contracts	18	10	-42.55%

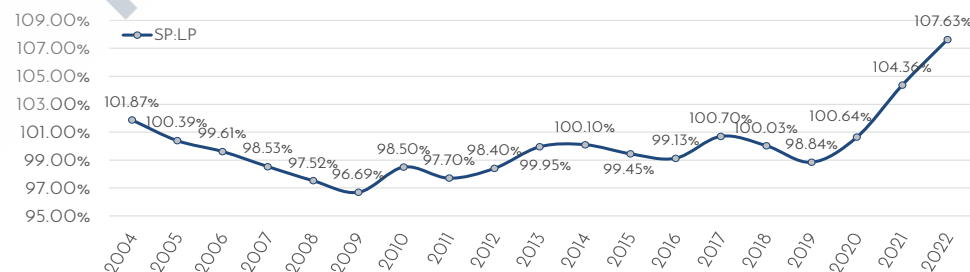
## Millburn Yearly Market Trends

Average List Price vs. Sales Price



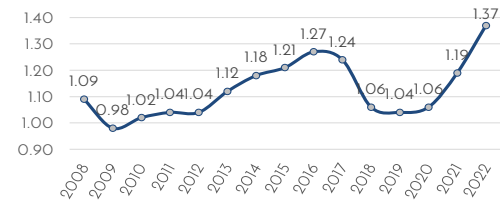
## Millburn Yearly Market Trends

Sales Price to List Price Ratios

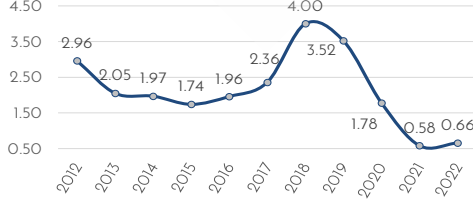


Year	LP	SP
2004	\$569,609	\$581,274
2005	\$599,980	\$604,983
2006	\$610,041	\$609,523
2007	\$608,441	\$602,349
2008	\$606,636	\$594,510
2009	\$600,629	\$581,626
2010	\$650,173	\$643,078
2011	\$590,527	\$579,916
2012	\$640,603	\$634,919
2013	\$637,344	\$638,079
2014	\$731,984	\$734,040
2015	\$757,032	\$734,490
2016	\$790,793	\$784,069
2017	\$780,104	\$781,605
2018	\$835,104	\$831,725
2019	\$804,479	\$796,411
2020	\$815,011	\$819,046
2021	\$816,271	\$857,058
2022	\$1,000,516	\$1,081,407

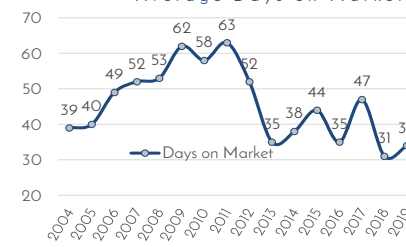
Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



Average Days on Market



Number of Units Sold

