

Millburn

December 2023 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 Unit 6B	OneFloor	2	2.0	10	\$419,000	\$419,000	\$480,000	114.56%	\$369,100	1.30
2	22 Locust Avenue	CapeCod	3	2.0	27	\$655,000	\$655,000	\$655,000	100.00%	\$531,600	1.23
3	22 Sunset Drive	Colonial	3	1.1	16	\$855,000	\$855,000	\$888,000	103.86%	\$641,800	1.38
4	18 Cypress Street	Colonial	3	2.2	10	\$749,000	\$749,000	\$975,000	130.17%	\$577,000	1.69
5	130 Cypress Street	SplitLev	3	2.1	9	\$1,095,000	\$1,095,000	\$1,350,000	123.29%	\$846,100	1.60
6	42 Cedar Street	Colonial	5	3.1	23	\$1,795,000	\$1,795,000	\$1,825,000	101.67%	\$1,155,500	1.58
7	96 Sagamore Road	Colonial	4	3.1	10	\$1,796,000	\$1,796,000	\$2,050,000	114.14%	\$875,300	2.34
AVERAGE					15	\$1,052,000	\$1,052,000	\$1,174,714	112.53%		1.59

"Active" Listings in Millburn

Number of Units: 3
 Average List Price: \$2,268,300
 Average Days on Market: 80

"Under Contract" Listings in Millburn

Number of Units: 8
 Average List Price: \$869,611
 Average Days on Market: 21

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	20	28	16	15	25
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	\$1,108,750	\$993,000	\$752,750	\$1,052,000	\$1,108,268
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	\$1,190,062	\$1,066,667	\$817,500	\$1,174,714	\$1,203,233
SP:LP%	100.50%	101.52%	106.36%	104.32%	116.29%	110.00%	113.68%	107.50%	105.88%	105.64%	105.93%	112.53%	107.85%
SP to AV	1.49	1.38	1.13	1.34	1.47	1.45	1.54	1.46	1.55	1.37	1.52	1.59	1.47
# Units Sold	3	5	6	6	3	6	8	11	8	3	4	7	70
3 Mo Rate of Ab	1.76	2.53	3.83	3.08	1.94	1.50	1.11	0.66	1.38	1.42	1.02	0.88	1.76
Active Listings	6	4	4	8	11	11	6	3	12	8	5	3	7
Under Contracts	8	7	6	7	10	16	18	9	4	11	9	8	9

Flashback! YTD 2022 vs YTD 2023

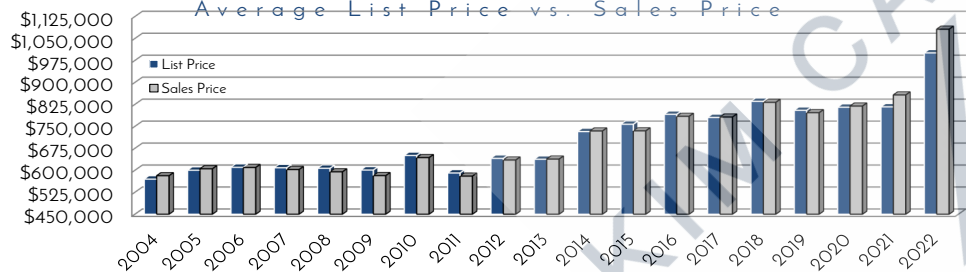
YTD	2022	2023	% Change
DOM	21	25	16.73%
Sales Price	\$1,081,407	\$1,203,233	11.27%
LP:SP	107.63%	107.85%	0.20%
SP:AV	1.37	1.47	7.20%

Prominent Properties
Sotheby's
INTERNATIONAL REALTY

YTD	2022	2023	% Change
# Units Sold	114	70	-38.60%
Rate of Ab 3 Mo	1.44	1.76	22.38%
Actives	11	7	-40.88%
Under Contracts	14	9	-33.92%

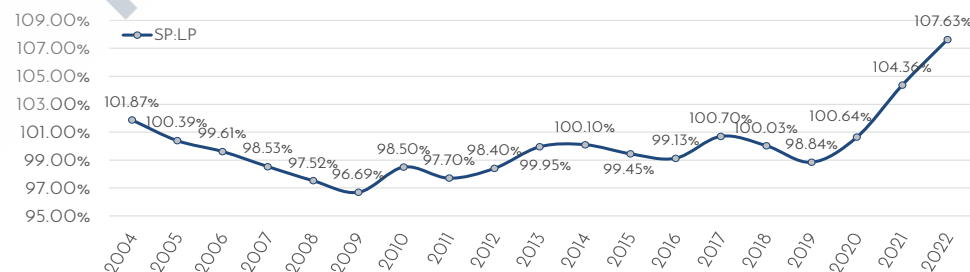
Millburn Yearly Market Trends

Average List Price vs. Sales Price



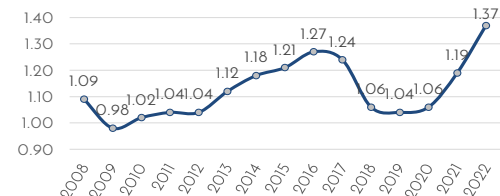
Millburn Yearly Market Trends

Sales Price to List Price Ratios

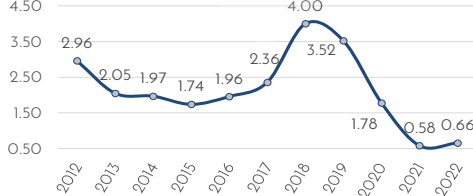


Year	LP	SP
2004	\$569,609	\$581,274
2005	\$599,980	\$604,983
2006	\$610,041	\$609,523
2007	\$608,441	\$602,349
2008	\$606,636	\$594,510
2009	\$600,629	\$581,626
2010	\$650,173	\$643,078
2011	\$590,527	\$579,916
2012	\$640,603	\$634,919
2013	\$637,344	\$638,079
2014	\$731,984	\$734,040
2015	\$757,032	\$734,040
2016	\$790,793	\$784,069
2017	\$781,104	\$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

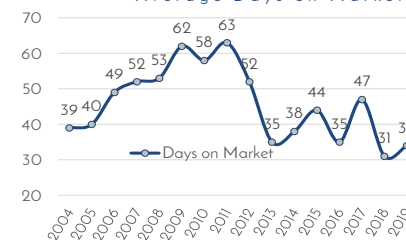
Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



Average Days on Market



Number of Units Sold

