

Millburn

January 2023 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	10 Berkeley Road	Colonial	3	2.1	9	\$899,000	\$899,000	\$931,000	103.56%	\$710,500	1.31
2	43 Cedar Street	Colonial	3	2.1	9	\$995,000	\$995,000	\$995,000	100.00%	\$661,000	1.51
3	340 Wyoming Avenue	Colonial	5	4.1	87	\$1,480,000	\$1,399,000	\$1,370,000	97.93%	\$825,600	1.66
AVERAGE					35	\$1,124,667	\$1,097,667	\$1,098,667	100.50%	\$732,367	1.49

"Active" Listings in Millburn

Number of Units: 6
 Average List Price: \$1,195,650
 Average Days on Market: 112

"Under Contract" Listings in Millburn

Number of Units: 8
 Average List Price: \$1,074,250
 Average Days on Market: 34

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												35
List Price	\$1,097,667												\$1,097,667
Sales Price	\$1,098,667												\$1,098,667
SP:LP%	100.50%												100.50%
SP to AV	1.49												1.49
# Units Sold	3												3
3 Mo Rate of Ab	1.76												1.76
Active Listings	6												6
Under Contracts	8												8

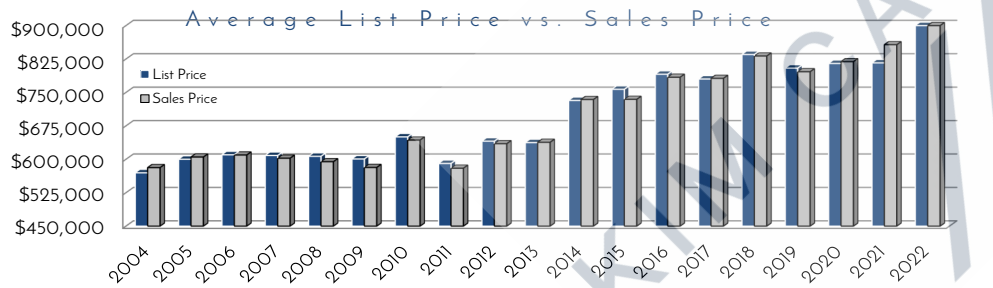
Flashback! YTD 2022 vs YTD 2023

YTD	2022	2023	% Change
DOM	19	35	88.17%
Sales Price	\$1,036,200	\$1,098,667	6.03%
LP:SP	108.08%	100.50%	-7.01%
SP:AV	1.31	1.49	14.20%

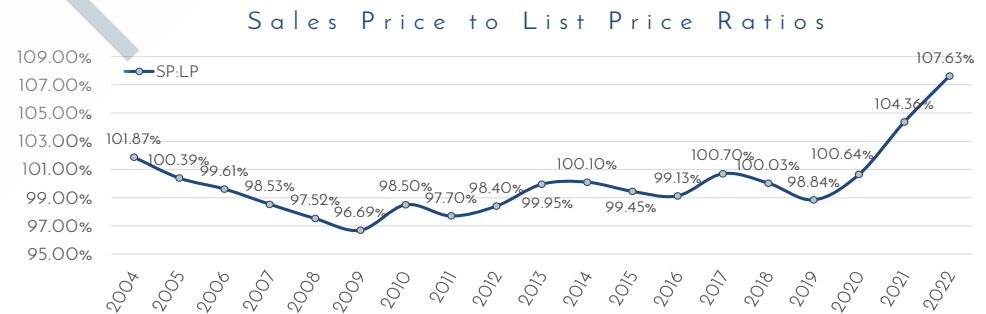
Prominent Properties
Sotheby's
INTERNATIONAL REALTY

YTD	2022	2023	% Change
# Units Sold	10	3	-70.00%
Rate of Ab 3 Mo	0.73	1.76	141.10%
Actives	4	6	50.00%
Under Contracts	11	8	-27.27%

Millburn Yearly Market Trends



Millburn Yearly Market Trends



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	\$754,490
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

