

Millburn

June 2023 Market Snapshot

| Units | Address | Style | Bedrms | Baths | DOM | Orig. List Price | List Price | Sales Price | SP:LP | Total Assessment | SP:AV |
|----------------|-------------------------|----------|--------|-------|-----|------------------|-------------|-------------|---------|------------------|-------|
| 1 | 28 Rosedale Avenue | Colonial | 3 | 1.1 | 22 | \$749,000 | \$735,000 | \$740,000 | 100.68% | \$571,200 | 1.30 |
| 2 | 22 Rosedale Avenue | Colonial | 3 | 2.0 | 3 | \$775,000 | \$775,000 | \$910,000 | 117.42% | \$597,600 | 1.52 |
| 3 | 11 Duncan Street | Colonial | 3 | 2.2 | 26 | \$988,888 | \$988,888 | \$1,030,000 | 104.16% | \$673,900 | 1.53 |
| 4 | 36 Willow Street | TwnEndUn | 3 | 3.1 | 37 | \$1,495,000 | \$1,495,000 | \$1,500,000 | 100.33% | New | |
| 5 | 51 Southern Slope Drive | Colonial | 4 | 2.1 | 5 | \$1,198,000 | \$1,198,000 | \$1,585,000 | 132.30% | Renovated | |
| 6 | 44 Parkview Drive | Colonial | 5 | 4.1 | 19 | \$1,950,000 | \$1,950,000 | \$2,050,000 | 105.13% | Renovated | |
| AVERAGE | | | | | 19 | \$1,192,648 | \$1,190,315 | \$1,302,500 | 110.00% | | 1.45 |

"Active" Listings in Millburn

Number of Units: 11
 Average List Price: \$1,177,263
 Average Days on Market: 58

"Under Contract" Listings in Millburn

Number of Units: 16
 Average List Price: \$1,167,681
 Average Days on Market: 19

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 | | | | | | | 29 |
| List Price | \$1,097,667 | \$1,476,000 | \$1,024,500 | \$1,074,817 | \$1,139,333 | \$1,190,315 | | | | | | | \$1,166,510 |
| Sales Price | \$1,098,667 | \$1,487,390 | \$1,108,055 | \$1,130,000 | \$1,342,333 | \$1,302,500 | | | | | | | \$1,241,492 |
| SP:LP% | 100.50% | 101.52% | 106.36% | 104.32% | 116.29% | 110.00% | | | | | | | 106.28% |
| SP to AV | 1.49 | 1.38 | 1.13 | 1.34 | 1.47 | 1.45 | | | | | | | 1.36 |
| # Units Sold | 3 | 5 | 6 | 6 | 3 | 6 | | | | | | | 29 |
| 3 Mo Rate of Ab | 1.76 | 2.53 | 3.83 | 3.08 | 1.94 | 1.50 | | | | | | | 2.44 |
| Active Listings | 6 | 4 | 4 | 8 | 11 | 11 | | | | | | | 7 |
| Under Contracts | 8 | 7 | 6 | 7 | 10 | 16 | | | | | | | 9 |

Flashback! YTD 2022 vs YTD 2023

| YTD | 2022 | 2023 | % Change |
|-------------|-------------|-------------|----------|
| DOM | 19 | 29 | 52.45% |
| Sales Price | \$1,100,937 | \$1,241,492 | 12.77% |
| LP:SP | 108.77% | 106.28% | -2.29% |
| SP:AV | 1.41 | 1.36 | -3.74% |

Prominent Properties
Sotheby's
INTERNATIONAL REALTY

| YTD | 2022 | 2023 | % Change |
|-----------------|------|------|----------|
| # Units Sold | 60 | 29 | -51.67% |
| Rate of Ab 3 Mo | 1.70 | 2.44 | 43.53% |
| Actives | 11 | 7 | -34.33% |
| Under Contracts | 18 | 9 | -49.06% |

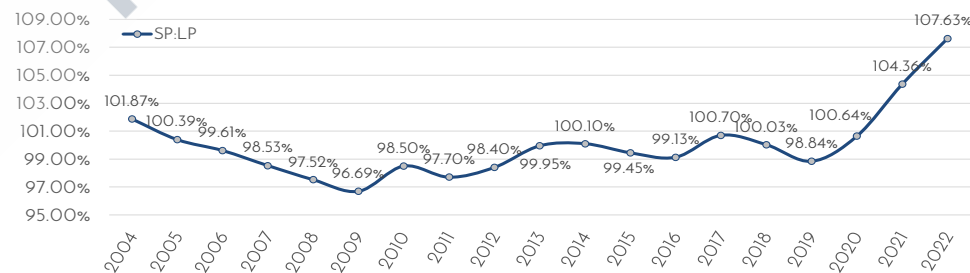
Millburn Yearly Market Trends

Average List Price vs. Sales Price



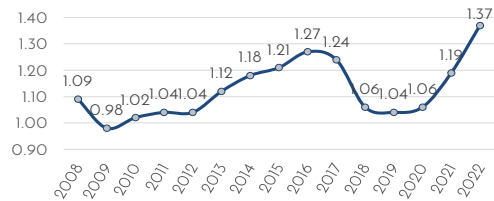
Millburn Yearly Market Trends

Sales Price to List Price Ratios

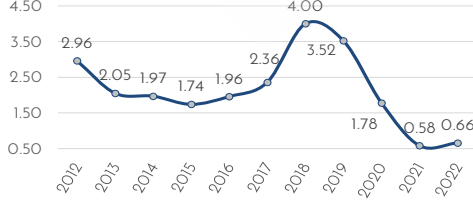


| Year | LP | SP |
|------|-------------|-------------|
| 2004 | \$569,609 | \$581,274 |
| 2005 | \$599,980 | \$604,983 |
| 2006 | \$610,041 | \$609,523 |
| 2007 | \$608,441 | \$602,349 |
| 2008 | \$606,636 | \$594,510 |
| 2009 | \$600,629 | \$581,626 |
| 2010 | \$650,173 | \$643,078 |
| 2011 | \$590,527 | \$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 |

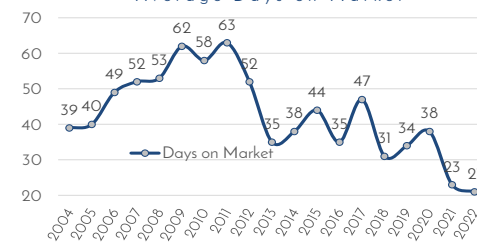
Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



Average Days on Market



Number of Units Sold

