

Millburn

March 2023 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	26 Meeker Place	Custom	3	1.1	28	\$599,000	\$599,000	\$651,439	108.75%	\$558,200	1.17
2	45 Greenwood Drive	Colonial	3	1.1	87	\$859,000	\$859,000	\$807,888	94.05%	\$727,500	1.11
3	366 Wyoming Avenue	Colonial	6	2.1	15	\$949,000	\$949,000	\$825,000	86.93%	\$957,500	0.86
4	20 Sunset Drive	Colonial	3	2.0	9	\$750,000	\$750,000	\$851,000	113.47%	\$623,100	1.37
5	36 Willow Street	MultiFlr	3	3.1	1	\$1,495,000	\$1,495,000	\$1,495,000	100.00%	New	
6	193 Sagamore Road	Colonial	4	2.2	14	\$1,495,000	\$1,495,000	\$2,018,000	134.98%	Renovated	
AVERAGE					26	\$1,024,500	\$1,024,500	\$1,108,055	106.36%		1.13

"Active" Listings in Millburn

Number of Units: 4
 Average List Price: \$1,273,500
 Average Days on Market: 85

"Under Contract" Listings in Millburn

Number of Units: 6
 Average List Price: \$1,066,150
 Average Days on Market: 46

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										30
List Price	\$1,097,667	\$1,476,000	\$1,024,500										\$1,201,429
Sales Price	\$1,098,667	\$1,487,390	\$1,108,055										\$1,241,520
SP:LP%	100.50%	101.52%	106.36%										103.38%
SP to AV	1.49	1.38	1.13										1.31
# Units Sold	3	5	6										14
3 Mo Rate of Ab	1.76	2.53	3.83										2.71
Active Listings	6	4	4										5
Under Contracts	8	7	6										7

Flashback! YTD 2022 vs YTD 2023

YTD	2022	2023	% Change
DOM	25	30	20.25%
Sales Price	\$984,885	\$1,241,520	26.06%
LP:SP	106.38%	103.38%	-2.83%
SP:AV	1.27	1.31	3.55%

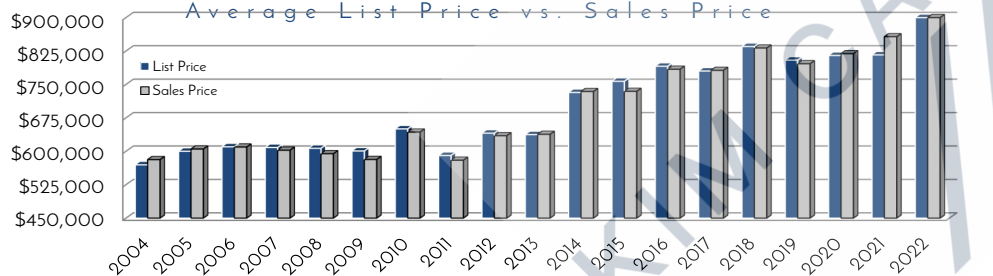
Prominent Properties

Sotheby's
INTERNATIONAL REALTY

YTD	2022	2023	% Change
# Units Sold	26	14	-46.15%
Rate of Ab 3 Mo	1.37	2.71	97.57%
Actives	7	5	-30.00%
Under Contracts	13	7	-47.50%

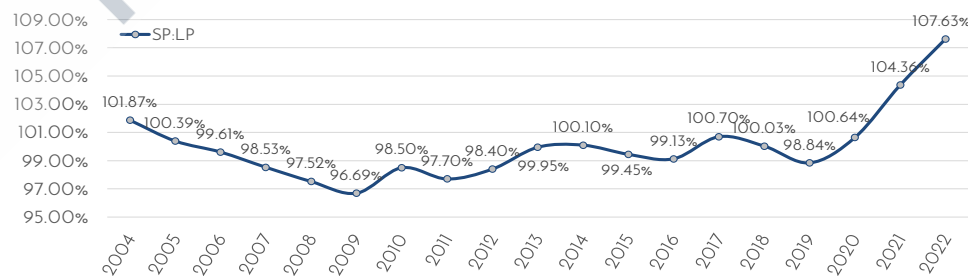
Millburn Yearly Market Trends

Average List Price vs. Sales Price

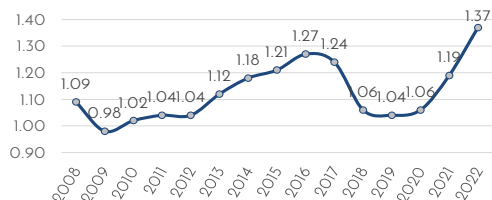


Millburn Yearly Market Trends

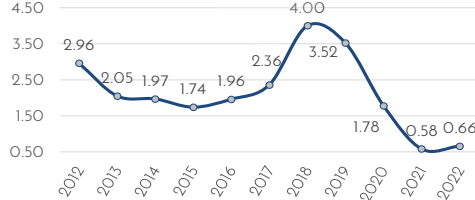
Sales Price to List Price Ratios



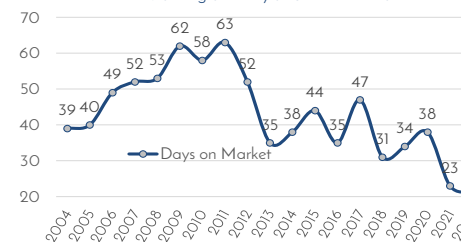
Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



Average Days on Market



Number of Units Sold

