

Millburn

May 2023 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	717 Ridgewood Road	Colonial	4	2.1	26	\$825,000	\$825,000	\$830,000	100.61%	\$545,400	1.52
2	35 Oakdale Avenue	CapeCod	3	4.0	7	\$698,000	\$698,000	\$879,000	125.93%	\$623,700	1.41
3	85 Pine Street	Tudor	5	3.1	9	\$1,895,000	\$1,895,000	\$2,318,000	122.32%		
AVERAGE					14	\$1,139,333	\$1,139,333	\$1,342,333	116.29%		1.47

"Active" Listings in Millburn

Number of Units: 11
 Average List Price: \$1,180,717
 Average Days on Market: 44

"Under Contract" Listings in Millburn

Number of Units: 10
 Average List Price: \$1,113,389
 Average Days on Market: 23

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								32
List Price	\$1,097,667	\$1,476,000	\$1,024,500	\$1,074,817	\$1,139,333								\$1,160,300
Sales Price	\$1,098,667	\$1,487,390	\$1,108,055	\$1,130,000	\$1,342,333								\$1,225,577
SP:LP%	100.50%	101.52%	106.36%	104.32%	116.29%								105.31%
SP to AV	1.49	1.38	1.13	1.34	1.47								1.34
# Units Sold	3	5	6	6	3								23
3 Mo Rate of Ab	1.76	2.53	3.83	3.08	1.94								2.63
Active Listings	6	4	4	8	11								7
Under Contracts	8	7	6	7	10								8

Flashback! YTD 2022 vs YTD 2023

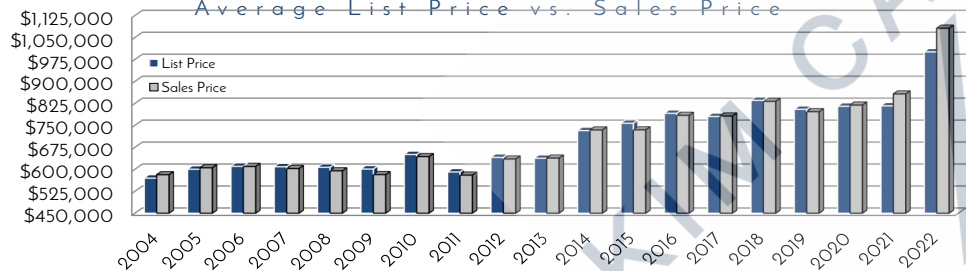
YTD	2022	2023	% Change
DOM	19	32	69.02%
Sales Price	\$1,042,302	\$1,225,577	17.58%
LP:SP	107.99%	105.31%	-2.49%
SP:AV	1.36	1.34	-1.38%

Prominent
Properties
Sotheby's
INTERNATIONAL REALTY

YTD	2022	2023	% Change
# Units Sold	44	23	-47.73%
Rate of Ab 3 Mo	1.70	2.63	54.59%
Actives	9	7	-25.00%
Under Contracts	18	8	-57.30%

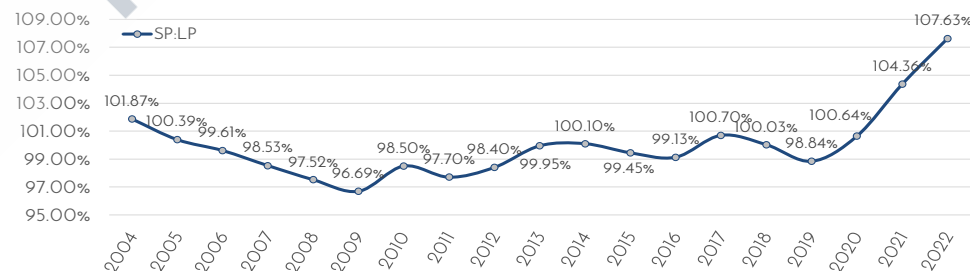
Millburn Yearly Market Trends

Average List Price vs. Sales Price



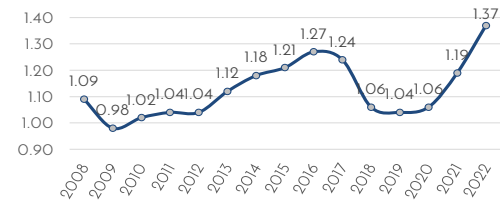
Millburn Yearly Market Trends

Sales Price to List Price Ratios

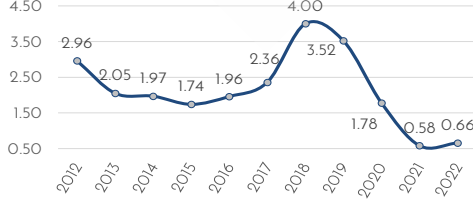


Year	LP	SP
2004	\$569,609	\$581,274
2005	\$599,980	\$604,983
2006	\$610,041	\$609,523
2007	\$608,441	\$602,349
2008	\$606,636	\$594,510
2009	\$600,629	\$581,626
2010	\$650,173	\$643,078
2011	\$590,527	\$579,916
2012	\$640,603	\$634,919
2013	\$637,344	\$638,079
2014	\$731,984	\$734,040
2015	\$757,032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

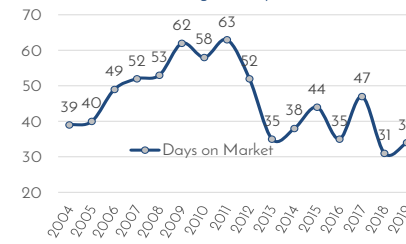
Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



Average Days on Market



Number of Units Sold

