Millburn

October 2023 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	176 Millburn Avenue U1	TwnEndUn	2	1.1	7	$42,900	$429,000	$425,000	99.07%	$320,800	1.32
2	216 Glen Avenue	Colonial	3	2.1	67	$1,050,000	$1,050,000	$1,150,000	109.52%	$812,200	1.42
3	24 Norwood Terrace	Tudor	4	3.1	9	$1,500,000	$1,500,000	$1,625,000	108.33%		
	AVERAGE				28	$864,300	$993,000	$1,066,667	105.64%		1.37

"Active" Listings in Millburn

Number of Units:	8
Average List Price:	$1,167,736
Average Days on Market:	29

"Under Contract" Listings in Millburn

Number of Units:	11
Average List Price:	$891,355
Average Days on Market:	11

KIM CANNON & CO

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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			26
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			$1,139,047
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			$1,232,767
SP:LP%	100.50%	101.52%	106.36%	104.32%	116.29%	110.00%	113.68%	107.50%	105.88%	105.64%			107.42%
SP to AV	1.49	1.38	1.13	1.34	1.47	1.45	1.54	1.46	1.55	1.37			1.44
# Units Sold	3	5	6	6	3	6	8	11	8	3			59
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			1.92
Active Listings	6	4	4	8	11	11	6	3	12	8			7
Under Contracts	8	7	6	7	10	16	18	9	4	11			10

Flashback! YTD 2022 vs YTD 2023

YTD	2022	2023	% Change
DOM	21	26	25.12%
Sales Price	$1,076,351	$1,232,767	14.53%
LP:SP	108.21%	107.42%	-0.73%
SP:AV	1.38	1.44	4.46%

Prominent Properties

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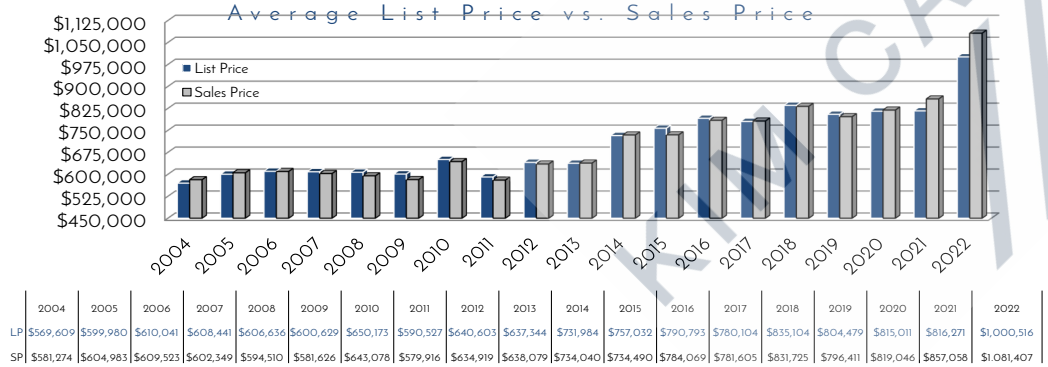
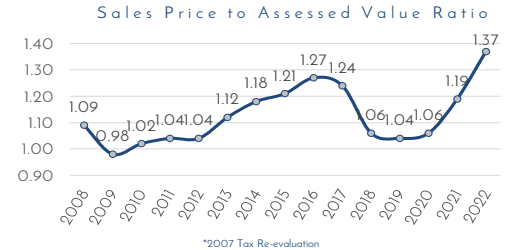
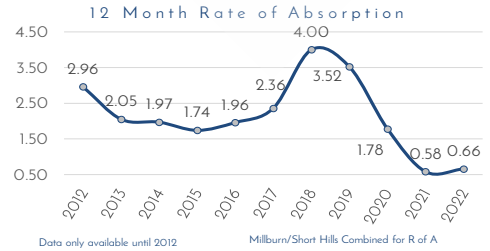
YTD	2022	2023	% Change
# Units Sold	98	59	-39.80%
Rate of Ab 3 Mo	1.47	1.92	31.04%
Actives	12	7	-40.65%
Under Contracts	16	10	-40.37%

Millburn Yearly Market Trends



	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
LP	$569,609	$599,980	$610,041	$608,441	$606,636	$600,629	$650,173	$590,527	$640,603	$637,344	$731,984	$757,032	$790,793	$780,104	$835,104	$804,479	$815,011	$816,271	$1,000,516
SP	$581,274	$604,983	$609,523	$602,349	$594,510	$581,626	$643,078	$579,916	$634,919	$638,079	$734,040	$734,490	$784,069	$781,605	$831,725	$796,411	$819,046	$857,058	$1,081,407





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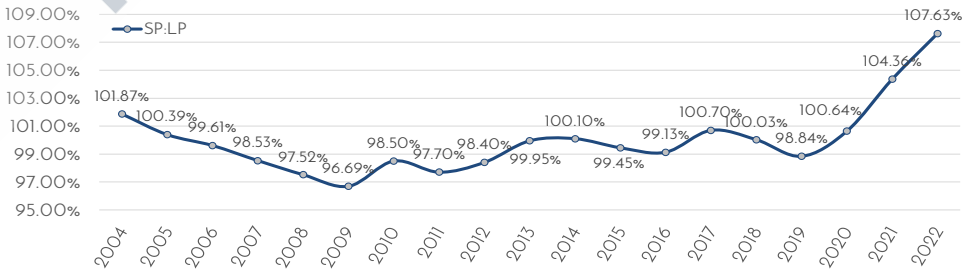

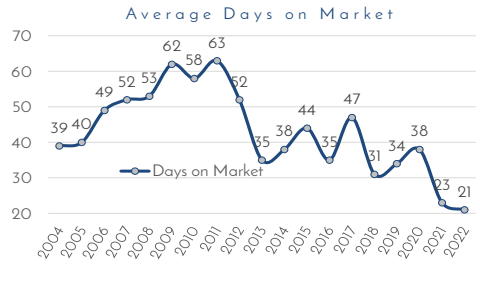

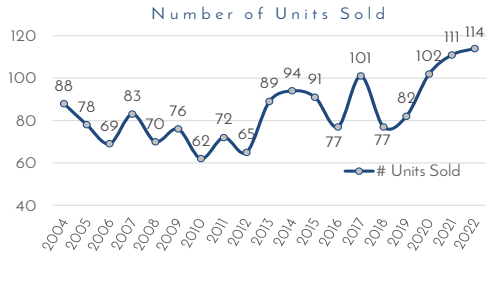

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Not intended to solicit a property already listed.