

Millburn

September 2023 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	206 Main Street	OneFloor	1	1.0	86	\$329,000	\$310,000	\$300,000	96.77%	\$231,900	1.29
2	81 Glen Avenue	CapeCod	4	2.1	15	\$799,000	\$799,000	\$820,000	102.63%	\$638,700	1.28
3	858 Ridgewood Road	Colonial	4	2.1	5	\$969,000	\$969,000	\$999,000	103.10%	\$793,000	1.26
4	426 Millburn Avenue	Victorian	3	1.0	14	\$995,000	\$995,000	\$999,999	100.50%	\$475,900	2.10
5	21 Sunset Drive	Split Level	4	2.0	9	\$995,000	\$995,000	\$1,076,500	108.19%	\$619,700	1.74
6	26 Meeker Place	Custom	4	3.0	15	\$1,312,000	\$1,312,000	\$1,275,000	97.18%		
7	56 Parkview Drive	Tudor	4	2.1	12	\$1,195,000	\$1,195,000	\$1,550,000	129.71%	\$948,700	1.63
8	429 Wyoming Avenue	Colonial	6	5.1	7	\$2,295,000	\$2,295,000	\$2,500,000	108.93%	\$1,620,800	1.54
AVERAGE					20	\$1,111,125	\$1,108,750	\$1,190,062	105.88%		1.55

"Active" Listings in Millburn

Number of Units: 12
 Average List Price: \$1,142,824
 Average Days on Market: 29

"Under Contract" Listings in Millburn

Number of Units: 4
 Average List Price: \$917,225
 Average Days on Market: 7

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				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				\$1,146,871
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				\$1,241,666
SP:LP%	100.50%	101.52%	106.36%	104.32%	116.29%	110.00%	113.68%	107.50%	105.88%				107.52%
SP to AV	1.49	1.38	1.13	1.34	1.47	1.45	1.54	1.46	1.55				1.45
# Units Sold	3	5	6	6	3	6	8	11	8				56
3 Mo Rate of Ab	1.76	2.53	3.83	3.08	1.94	1.50	1.11	0.66	1.38				1.98
Active Listings	6	4	4	8	11	11	6	3	12				7
Under Contracts	8	7	6	7	10	16	18	9	4				9

Flashback! YTD 2022 vs YTD 2023

YTD	2022	2023	% Change
DOM	19	26	36.62%
Sales Price	\$1,086,324	\$1,241,666	14.30%
LP:SP	108.47%	107.52%	-0.88%
SP:AV	1.39	1.45	4.38%

Prominent Properties
Sotheby's
INTERNATIONAL REALTY

YTD	2022	2023	% Change
# Units Sold	94	56	-40.43%
Rate of Ab 3 Mo	1.51	1.98	31.29%
Actives	13	7	-43.97%
Under Contracts	17	9	-43.33%

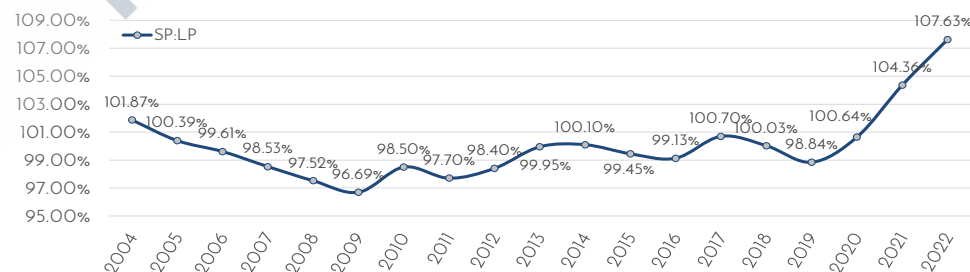
Millburn Yearly Market Trends

Average List Price vs. Sales Price



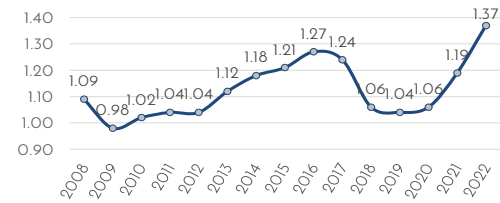
Millburn Yearly Market Trends

Sales Price to List Price Ratios

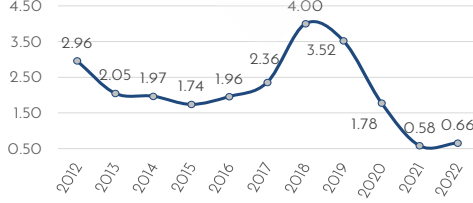


Year	LP	SP
2004	\$569,609	\$581,274
2005	\$599,980	\$604,983
2006	\$610,041	\$609,523
2007	\$608,441	\$602,349
2008	\$606,636	\$594,510
2009	\$600,629	\$581,626
2010	\$650,173	\$643,078
2011	\$590,527	\$579,916
2012	\$640,603	\$634,919
2013	\$637,344	\$638,079
2014	\$731,984	\$734,040
2015	\$757,032	\$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	\$857,508
2022	\$1,081,407	\$1,081,407

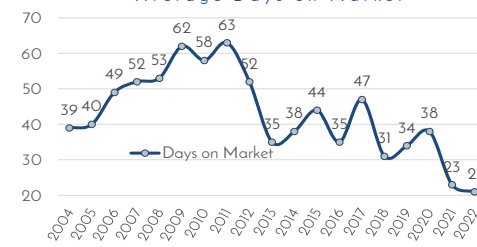
Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



Average Days on Market



Number of Units Sold

