

Millburn

February 2024 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	270D Main Street	Contemp	2	1.0	13	\$550,000	\$550,000	\$570,000	103.64%	\$439,200	1.30
2	35 Southern Slope Drive	Custom	3	2.1	9	\$1,450,000	\$1,450,000	\$1,590,000	109.66%	\$790,000	2.01
AVERAGE					11	\$1,000,000	\$1,000,000	\$1,080,000	106.65%		1.66

"Active" Listings in Millburn

Number of Units: 4
 Average List Price: \$1,450,113
 Average Days on Market: 5

"Under Contract" Listings in Millburn

Number of Units: 6
 Average List Price: \$922,981
 Average Days on Market: 11

Millburn 2024 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	22	11											20
List Price	\$850,983	\$1,000,000											\$884,098
Sales Price	\$849,998	\$1,080,000											\$901,110
SP:LP%	101.51%	106.65%											102.65%
SP to AV	1.35	1.66											1.42
# Units Sold	7	2											9
3 Mo Rate of Ab	1.43	1.89											1.66
Active Listings	1	4											3
Under Contracts	5	6											6

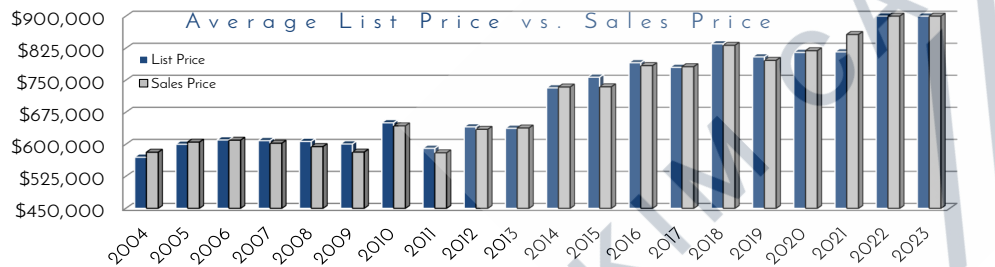
Flashback! YTD 2023 vs YTD 2024

YTD	2023	2024	% Change
DOM	33	20	-40.52%
Sales Price	\$1,341,619	\$901,110	-32.83%
LP:SP	101.13%	102.65%	1.50%
SP:AV	1.44	1.42	-1.30%

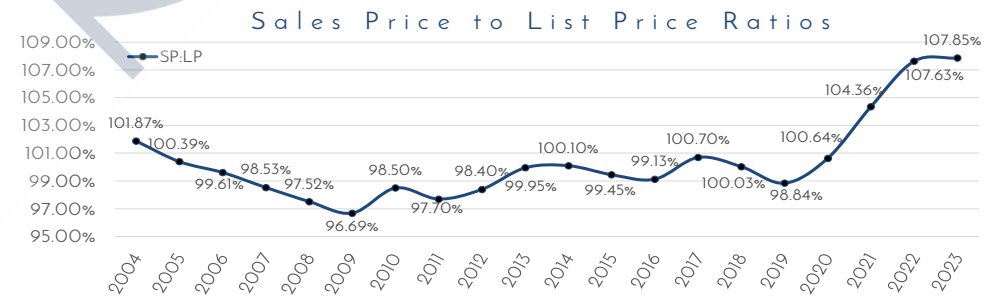
Prominent Properties
Sotheby's
INTERNATIONAL REALTY

YTD	2023	2024	% Change
# Units Sold	8	9	12.50%
Rate of Ab 3 Mo	2.15	1.66	-22.61%
Actives	5	3	-50.00%
Under Contracts	8	6	-26.67%

Millburn Yearly Market Trends

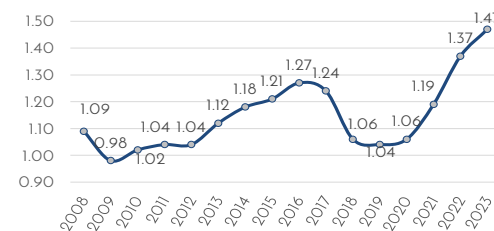


Millburn Yearly Market Trends

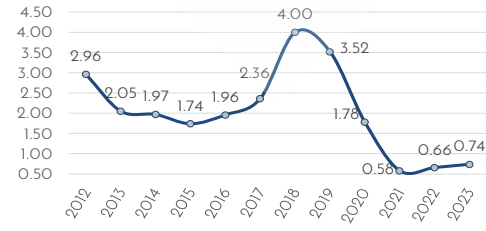


Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
LP	\$569,609	\$599,980	\$610,041	\$608,441	\$606,636	\$600,629	\$650,173	\$590,327	\$640,603	\$637,344	\$731,984	\$757,033	\$790,793	\$780,104	\$815,104	\$804,479	\$815,011	\$816,271	\$1,000,316	\$1,108,268
SP	\$581,274	\$604,983	\$609,523	\$602,349	\$594,310	\$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	\$1,203,233

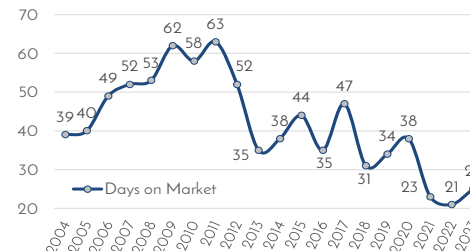
Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



Average Days on Market



Number of Units Sold

