

Millburn

January 2024 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 C10123	OneFloor	2	1.0	26	\$275,000	\$275,000	\$310,000	112.73%	\$263,100	1.18
2	712 Ridgewood Road	Colonial	3	2.1	16	\$749,000	\$749,000	\$715,000	95.46%	\$598,500	1.19
3	30 Cypress Street	Colonial	3	2.1	22	\$799,000	\$799,000	\$875,000	109.51%	\$615,100	1.42
4	126 Greenwood Drive	Tudor	4	3.0	39	\$948,888	\$948,888	\$930,000	98.01%	\$695,600	1.34
5	21 Whittingham Terrace	Colonial	4	2.2	7	\$999,990	\$999,990	\$999,990	100.00%	\$768,300	1.30
6	4 Cape Court	CapeCod	4	3.0	10	\$985,000	\$985,000	\$999,999	101.52%	\$638,100	1.57
7	161 Myrtle Avenue	Colonial	3	1.3	34	\$1,200,000	\$1,200,000	\$1,120,000	93.33%	\$768,200	1.46
AVERAGE					22	\$850,983	\$850,983	\$849,998	101.51%		1.35

"Active" Listings in Millburn

Number of Units: 1
 Average List Price: \$998,000
 Average Days on Market: 6

"Under Contract" Listings in Millburn

Number of Units: 5
 Average List Price: \$1,139,200
 Average Days on Market: 12

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												22
List Price	\$850,983												\$850,983
Sales Price	\$849,998												\$849,998
SP:LP%	101.51%												101.51%
SP to AV	1.35												1.35
# Units Sold	7												7
3 Mo Rate of Ab	1.43												1.43
Active Listings	1												1
Under Contracts	5												5

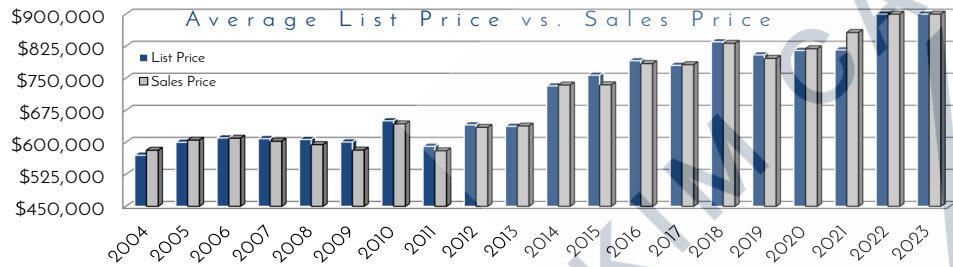
Flashback! YTD 2023 vs YTD 2024

YTD	2023	2024	% Change
DOM	35	22	-37.14%
Sales Price	\$1,098,667	\$849,998	-22.63%
LP:SP	100.50%	101.51%	1.01%
SP:AV	1.49	1.35	-9.41%

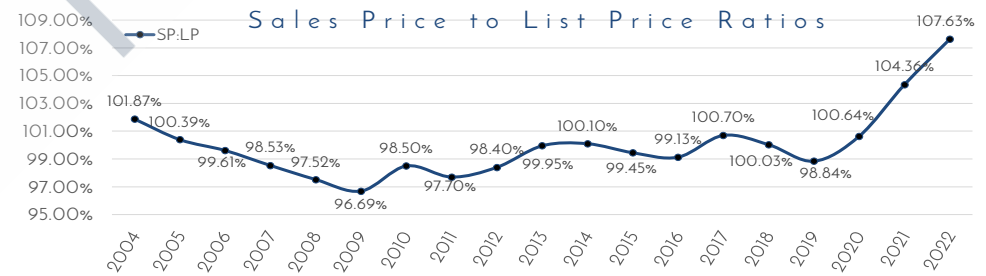
Prominent Properties
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YTD	2023	2024	% Change
# Units Sold	3	7	133.33%
Rate of Ab 3 Mo	1.76	1.43	-18.75%
Actives	6	1	-83.33%
Under Contracts	8	5	-37.50%

Millburn Yearly Market Trends

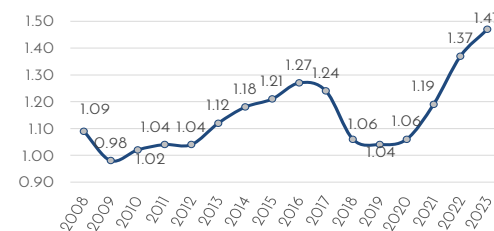


Millburn Yearly Market Trends

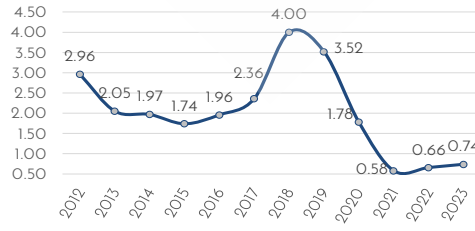


Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
LP	\$569,609	\$599,980	\$610,041	\$608,441	\$606,636	\$600,629	\$650,173	\$590,327	\$640,603	\$637,344	\$731,984	\$757,030	\$790,793	\$780,104	\$815,104	\$804,479	\$815,011	\$816,271	\$1,000,316	\$1,108,268
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

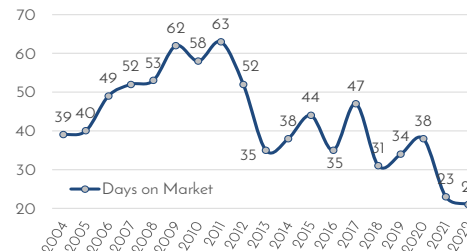
Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



Average Days on Market



Number of Units Sold

