

Millburn

March 2024 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	245 Main Street Unit 4A	TwnIntUn	2	2.0	9	\$478,000	\$478,000	\$550,000	115.06%	\$362,100	1.52
2	145 Glen Avenue	Custom	3	1.1	1	\$699,000	\$698,000	\$720,000	103.15%	\$596,400	1.21
3	122 Cypress Street	SplitLev	3	2.1	9	\$998,000	\$998,000	\$1,275,000	127.76%	\$772,800	1.65
4	66 Clinton Avenue	Colonial	4	3.0	14	\$1,188,888	\$1,188,888	\$1,390,000	116.92%	\$833,600	1.67
5	850 Ridgewood Road	Colonial	5	4.1	15	\$1,698,000	\$1,698,000	\$1,700,000	100.12%		
AVERAGE					10	\$1,012,378	\$1,012,178	\$1,127,000	112.60%		1.51

"Active" Listings in Millburn

Number of Units: 7
 Average List Price: \$1,793,714
 Average Days on Market: 17

"Under Contract" Listings in Millburn

Number of Units: 6
 Average List Price: \$995,075
 Average Days on Market: 14

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	10										16
List Price	\$850,983	\$1,000,000	\$1,012,178										\$929,840
Sales Price	\$849,998	\$1,080,000	\$1,127,000										\$981,785
SP:LP%	101.51%	106.65%	112.60%										106.20%
SP to AV	1.35	1.66	1.51										1.45
# Units Sold	7	2	5										14
3 Mo Rate of Ab	1.43	1.89	1.89										1.74
Active Listings	1	4	7										4
Under Contracts	5	6	6										6

Flashback! YTD 2023 vs YTD 2024

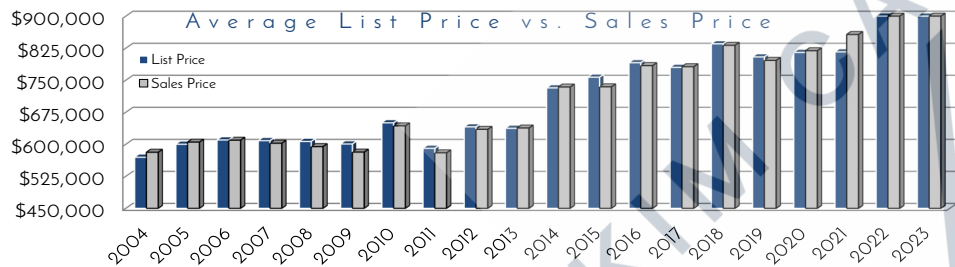
YTD	2023	2024	% Change
DOM	30	16	-46.28%
Sales Price	\$1,241,520	\$981,785	-20.92%
LP:SP	103.38%	106.20%	2.74%
SP:AV	1.31	1.45	10.21%

Prominent Properties

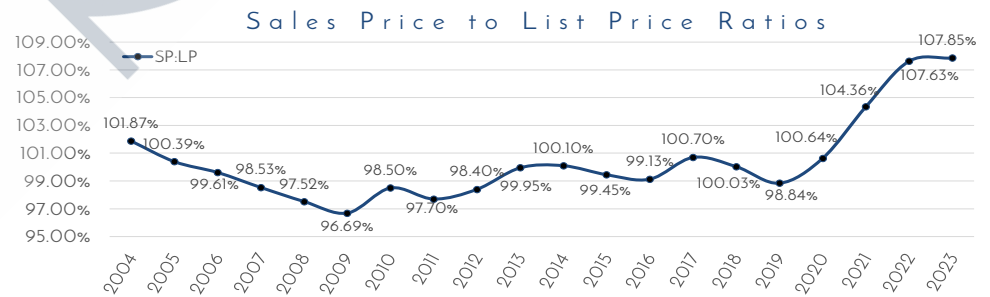
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INTERNATIONAL REALTY

YTD	2023	2024	% Change
# Units Sold	14	14	0.00%
Rate of Ab 3 Mo	2.71	1.74	-35.84%
Actives	5	4	-14.29%
Under Contracts	7	6	-19.05%

Millburn Yearly Market Trends

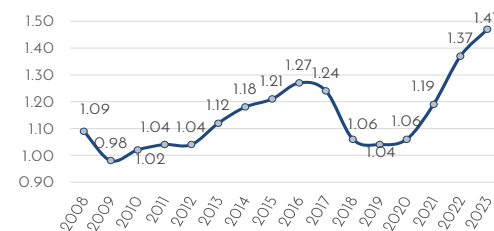


Millburn Yearly Market Trends

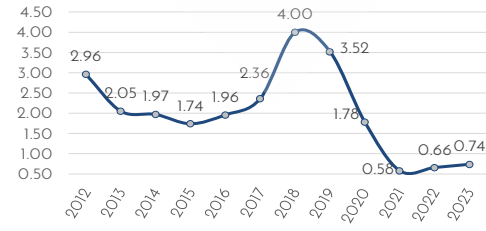


Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
LP	\$569,609	\$599,980	\$610,041	\$608,441	\$606,636	\$600,629	\$650,173	\$590,327	\$640,603	\$637,344	\$731,984	\$757,030	\$790,793	\$780,104	\$815,104	\$804,479	\$815,011	\$816,271	\$1,000,316	\$1,241,520
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

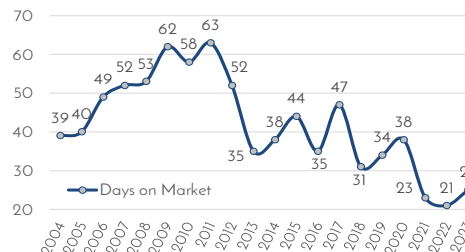
Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



Average Days on Market



Number of Units Sold

