

# Millburn

## October 2024 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 U18	TwnEndUn	2	1.0	8	\$450,000	\$450,000	\$460,000	102.22%	\$333,000	1.38
2	12 Berkeley Road	Colonial	4	2.2	33	\$1,325,000	\$1,188,000	\$1,100,000	92.59%	\$752,100	1.46
3	25B Blaine Street	MultiFlr	5	4.1	27	\$1,199,000	\$1,199,000	\$1,110,000	92.58%	New	
4	18 Duncan Street	Colonial	5	3.2	39	\$1,288,000	\$1,288,000	\$1,273,000	98.84%	\$724,600	1.76
5	62 Mountain Avenue	Bi-Level	4	3.0	14	\$1,350,000	\$1,350,000	\$1,355,250	100.39%	\$698,200	1.94
6	66 Mountain Avenue	Colonial	4	2.2	14	\$1,258,000	\$1,258,000	\$1,450,000	115.26%	\$877,800	1.65
7	228 Sagamore Road	Colonial	5	3.1	23	\$1,825,000	\$1,825,000	\$1,760,000	96.44%	\$1,192,100	1.48
8	15 Myrtle Avenue	Colonial	5	4.1	10	\$1,995,000	\$1,995,000	\$2,060,000	103.26%	Renovated	
AVERAGE					21	\$1,336,250	\$1,319,125	\$1,321,031	100.20%		1.61

### "Active" Listings in Millburn

Number of Units: 6  
 Average List Price: \$1,454,167  
 Average Days on Market: 42

### "Under Contract" Listings in Millburn

Number of Units: 10  
 Average List Price: \$1,089,300  
 Average Days on Market: 36

# 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	14	19	13	22	18	13	21			17
List Price	\$850,983	\$1,000,000	\$1,012,178	\$775,390	\$1,045,750	\$1,246,550	\$1,468,074	\$1,427,309	\$1,118,600	\$1,319,125			\$1,202,993
Sales Price	\$849,998	\$1,080,000	\$1,127,000	\$924,000	\$1,187,650	\$1,380,528	\$1,532,333	\$1,468,726	\$1,227,100	\$1,321,031			\$1,277,806
SP:LP%	101.51%	106.65%	112.60%	116.53%	112.94%	115.02%	106.61%	102.02%	109.75%	100.20%			107.59%
SP to AV	1.35	1.66	1.51	1.46	1.71	1.64	1.55	1.66	1.57	1.61			1.57
# Units Sold	7	2	5	5	4	10	12	11	5	8			69
3 Mo Rate of Ab	1.43	1.89	1.89	2.28	2.02	1.71	1.30	0.61	1.54	1.28			1.60
Active Listings	1	4	7	10	11	7	10	4	6	6			7
Under Contracts	5	6	6	12	16	18	11	10	14	10			11

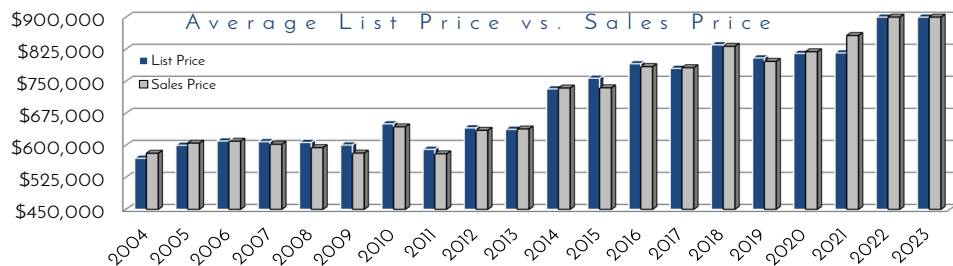
## Flashback! YTD 2023 vs YTD 2024

YTD	2023	2024	% Change
DOM	26	17	-33.94%
Sales Price	\$1,232,767	\$1,277,806	3.65%
LP:SP	107.42%	107.59%	0.15%
SP:AV	1.44	1.57	8.74%

Prominent Properties  
Sotheby's  
INTERNATIONAL REALTY

YTD	2023	2024	% Change
# Units Sold	59	69	16.95%
Rate of Ab 3 Mo	1.92	1.60	-16.97%
Actives	7	7	0.00%
Under Contracts	10	11	10.00%

## Millburn Yearly Market Trends

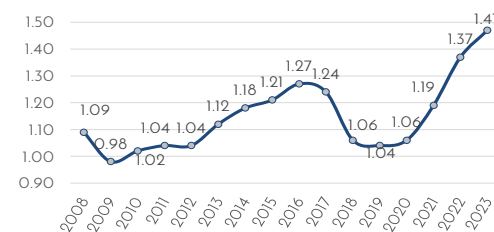


## Millburn Yearly Market Trends

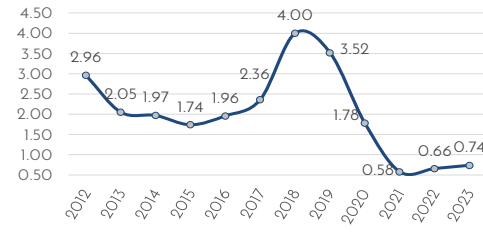


Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
LP	\$569,609	\$599,980	\$610,041	\$608,441	\$606,636	\$600,629	\$650,173	\$590,327	\$640,603	\$637,344	\$731,984	\$757,033	\$790,793	\$780,104	\$815,104	\$804,479	\$815,011	\$816,271	\$1,000,316	\$1,108,268
SP	\$581,274	\$604,983	\$609,523	\$602,349	\$594,310	\$581,626	\$643,078	\$579,916	\$634,919	\$638,079	\$734,040	\$734,040	\$784,069	\$781,605	\$831,725	\$796,411	\$819,046	\$857,058	\$1,081,407	\$1,203,233

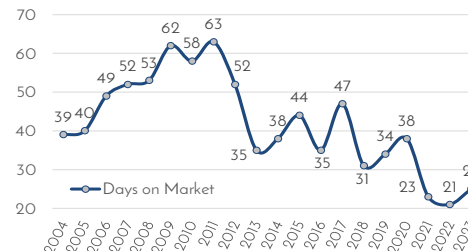
### Sales Price to Assessed Value Ratio



### 12 Month Rate of Absorption



### Average Days on Market



### Number of Units Sold

