

Millburn

August 2025 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	11	\$368,000	\$368,000	\$365,000	99.18%	\$246,600	1.48
2	23 Locust Avenue	Colonial	3	3.0	12	\$899,000	\$899,000	\$980,000	109.01%	\$603,600	1.62
3	42 Greenwood Drive	Colonial	4	2.1	8	\$1,095,000	\$1,095,000	\$1,300,000	118.72%	\$850,100	1.53
4	60 Southern Slope Drive	Colonial	3	2.2	7	\$1,175,000	\$1,175,000	\$1,410,000	120.00%	\$801,600	1.76
5	18 Willow Street	Colonial	4	4.0	24	\$1,699,888	\$1,699,888	\$1,630,000	95.89%	Renovated	
6	29 Maple Terrace	Colonial	4	3.2	2	\$1,395,000	\$1,395,000	\$1,700,000	121.86%	\$832,900	2.04
7	83 Mountainview Road	Colonial	4	3.1	7	\$1,645,000	\$1,645,000	\$1,750,000	106.38%	\$930,200	1.88
8	34 Rawley Place	Colonial	4	2.1	10	\$1,648,000	\$1,648,000	\$1,800,000	109.22%	Renovated	
9	89 Maple Street	Colonial	5	3.1	14	\$1,795,000	\$1,795,000	\$1,893,000	105.46%	\$1,201,800	1.58
10	59 Mountain Avenue	Victrian	7	3.2	56	\$2,395,000	\$2,395,000	\$2,250,000	93.95%	\$1,651,600	1.36
11	1 Rodman Avenue	Colonial	6	5.1	1	\$2,625,000	\$2,625,000	\$2,625,000	100.00%		
AVERAGE					14	\$1,521,808	\$1,521,808	\$1,609,364	107.24%		1.66

"Active" Listings in Millburn

Number of Units: 6
Average List Price: \$1,194,650
Average Days on Market: 45

"Under Contract" Listings in Millburn

Number of Units: 7
Average List Price: \$1,155,571
Average Days on Market: 35

Millburn 2025 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	39	37	2	13	14	32	16	14					20
List Price	\$895,333	\$836,000	\$1,130,000	\$1,248,000	\$1,373,900	\$1,158,656	\$1,398,900	\$1,521,808					\$1,297,358
Sales Price	\$943,667	\$779,333	\$1,130,000	\$1,341,571	\$1,468,100	\$1,205,333	\$1,452,818	\$1,609,364					\$1,361,873
SP:LP%	105.48%	98.39%	100.00%	108.84%	107.32%	105.51%	106.24%	107.24%					106.27%
SP to AV	1.55	1.73	1.77	1.58	1.96	1.62	1.71	1.66					1.71
# Units Sold	3	3	1	7	10	9	11	11					55
3 Mo Rate of Ab	1.40	2.33	3.29	4.45	2.84	2.02	1.27	0.70					2.29
Active Listings	6	8	11	12	8	14	11	6					10
Under Contracts	4	5	14	18	21	19	14	7					13

Flashback! YTD 2024 vs YTD 2025

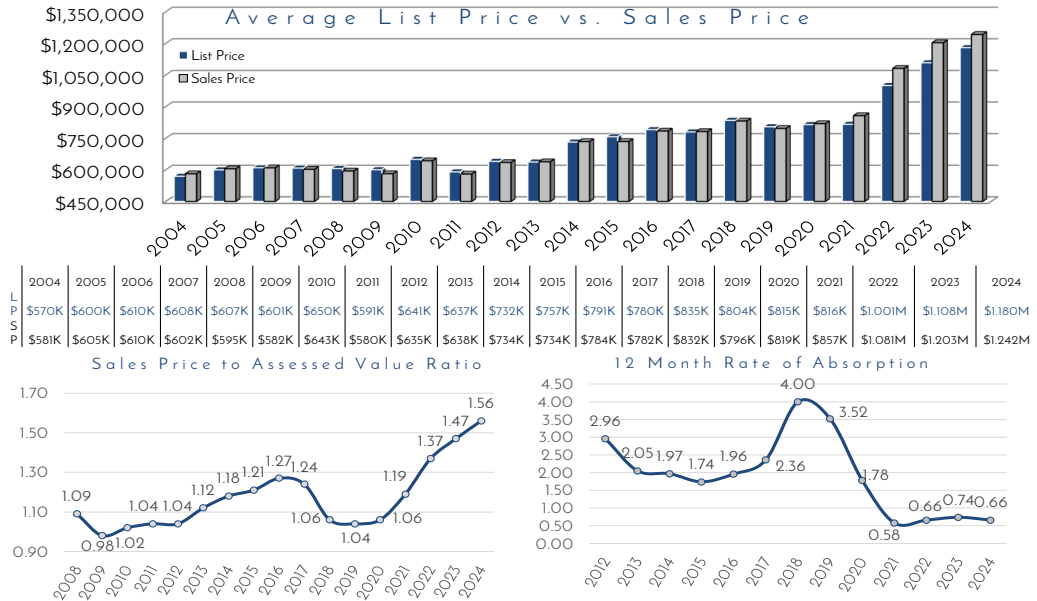
YTD	2024	2025	% Change
DOM	17	20	13.95%
Sales Price	\$1,276,158	\$1,361,873	6.72%
LP:SP	108.45%	106.27%	-2.01%
SP:AV	1.56	1.71	9.43%

Prominent
Properties

Sotheby's
INTERNATIONAL REALTY

YTD	2024	2025	% Change
# Units Sold	56	55	-1.79%
Rate of Ab 3 Mo	1.64	2.29	39.38%
Actives	7	10	40.74%
Under Contracts	11	13	21.43%

Millburn Yearly Market Trends



Millburn Yearly Market Trends

