

Millburn

July 2019 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	FirstFlr	1	1.0	41	\$269,000	\$269,000	\$260,000	96.65%	\$237,600	1.09
2	61 Undercliff Road	Colonial	3	2.1	69	\$799,000	\$708,000	\$695,000	98.16%	\$781,800	0.89
3	9 Bailey Road	Tudor	3	2.1	14	\$699,000	\$699,000	\$705,000	100.86%	\$655,000	1.08
4	244 Glen Avenue	Colonial	4	2.2	71	\$749,887	\$749,887	\$725,000	96.68%	\$830,400	0.87
5	722 Ridgewood Road	Colonial	4	2.1	29	\$839,000	\$839,000	\$839,000	100.00%	\$800,000	1.05
6	39 Walnut Avenue	Colonial	3	3.1	100	\$879,000	\$879,000	\$850,000	96.70%	\$858,400	0.99
7	19 Haran Circle	Split Level	3	2.1	8	\$849,000	\$849,000	\$881,000	103.77%	\$866,700	1.02
8	33 Blaine Street	TwnEndUn	4	4.1	30	\$999,000	\$999,000	\$975,000	97.60%		
9	155 Sagamore Road	Colonial	4	3.1	16	\$1,229,000	\$1,229,000	\$1,230,000	100.08%	\$1,101,400	1.12
10	2 Clinton Place	Contemp	4	2.1	16	\$1,148,000	\$1,148,000	\$1,260,000	109.76%		
AVERAGE					39	\$845,989	\$836,889	\$842,000	100.03%		1.01

"Active" Listings in Millburn

Number of Units: 18
 Average List Price: \$792,600
 Average Days on Market: 57

"Under Contract" Listings in Millburn

Number of Units: 16
 Average List Price: \$860,781
 Average Days on Market: 34

Millburn 2019 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	31	28	51	21	23	29	39						31
List Price	\$696,000	\$799,000	\$666,333	\$875,714	\$748,600	\$1,013,000	\$836,889						\$820,470
Sales Price	\$691,773	\$760,125	\$654,833	\$862,529	\$757,000	\$991,800	\$842,000						\$812,563
SP:LP%	98.19%	95.30%	98.72%	99.03%	101.28%	97.86%	100.03%						99.01%
SP to AV	1.05	0.97	0.92	1.02	1.08	1.11	1.00						1.04
# Units Sold	6	4	6	7	10	10	10						53
3 Mo Rate of Ab	6.29	8.81	10.12	9.60	7.38	5.82	4.78						7.54
Active Listings	17	21	25	22	24	20	18						21
Under Contracts	10	12	17	19	20	18	16						16

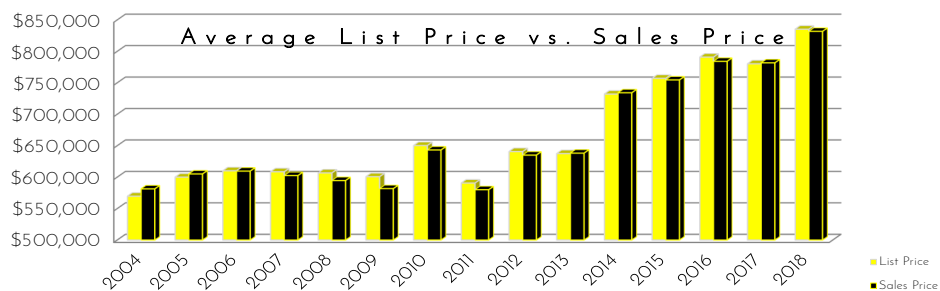
Flashback! YTD 2018 vs YTD 2019

YTD	2018	2019	% Change
DOM	27	31	17.07%
Sales Price	\$836,154	\$812,563	-2.82%
LP:SP	100.60%	99.01%	-1.58%
SP:AV	1.09	1.04	-5.32%



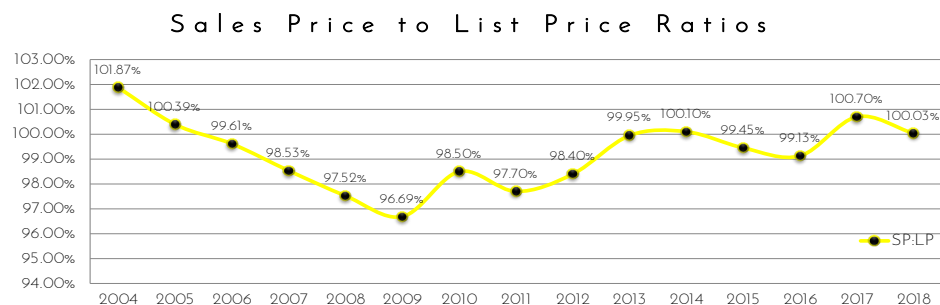
YTD	2018	2019	% Change
# Units Sold	43	53	23.26%
Rate of Ab 3 Mo	4.50	4.78	6.22%
Actives	23	18	-21.74%
Under Contracts	11	16	45.45%

Millburn Yearly Market Trends

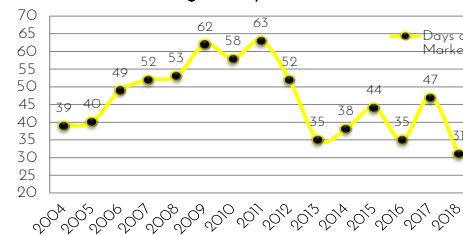


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
LP	\$569,609	\$599,980	\$610,041	\$608,441	\$606,636	\$600,629	\$650,173	\$590,527	\$640,603	\$637,344	\$731,984	\$757,032	\$790,793	\$780,104	\$835,171
SP	\$581,274	\$604,983	\$609,523	\$602,349	\$594,510	\$581,626	\$643,078	\$579,916	\$634,919	\$638,079	\$734,040	\$754,490	\$784,069	\$781,605	\$831,725

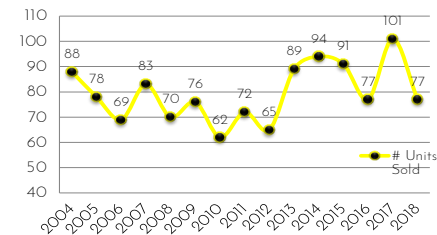
Millburn Yearly Market Trends



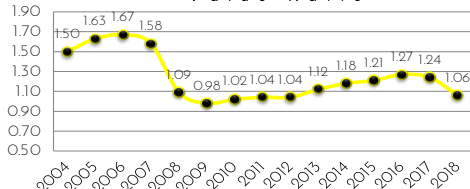
Average Days on Market



Number of Units Sold



Sales Price to Assessed Value Ratio



12 Month Rate of Absorption

