

Millburn

June 2020 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	76 Cypress Street	CapeCod	3	2.0	80	\$724,900	\$624,900	\$601,000	96.18%	\$662,000	0.91
2	24 Cypress Street	Colonial	4	2.1	20	\$649,000	\$649,000	\$625,000	96.30%	\$601,900	1.04
3	35 Spring Street	MultiFlr	4	3.0	56	\$849,000	\$849,000	\$825,000	97.17%		
4	4 Rahway Road	Colonial	4	3.1	26	\$839,999	\$839,999	\$840,000	100.00%	\$607,000	1.38
5	823 Ridgewood Road	SplitLev	4	2.1	8	\$975,000	\$975,000	\$970,000	99.49%	\$833,500	1.16
6	16 Duncan Street	Colonial	5	3.1	98	\$1,250,000	\$1,199,000	\$1,225,000	102.17%		
7	68 Myrtle Avenue	Custom	5	5.1	33	\$1,599,000	\$1,599,000	\$1,625,000	101.63%		
AVERAGE					46	\$983,843	\$962,271	\$958,714	98.99%		1.12

"Active" Listings in Millburn

Number of Units: 20
 Average List Price: \$874,745
 Average Days on Market: 41

"Under Contract" Listings in Millburn

Number of Units: 15
 Average List Price: \$791,127
 Average Days on Market: 24

Millburn 2020 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	80	66	46	54	13	46							52
List Price	\$709,200	\$646,180	\$795,767	\$683,700	\$714,667	\$962,271							\$760,403
Sales Price	\$689,100	\$651,800	\$811,556	\$691,830	\$716,296	\$958,714							\$763,761
SP:LP%	96.98%	100.01%	103.84%	101.28%	100.16%	98.99%							100.66%
SP to AV	0.94	1.04	0.98	1.02	1.11	1.12							1.02
# Units Sold	5	5	9	10	3	7							39
3 Mo Rate of Ab	6.18	8.23	5.66	4.35	4.83	4.52							5.63
Active Listings	17	13	13	12	14	20							15
Under Contracts	15	22	16	8	14	15							15

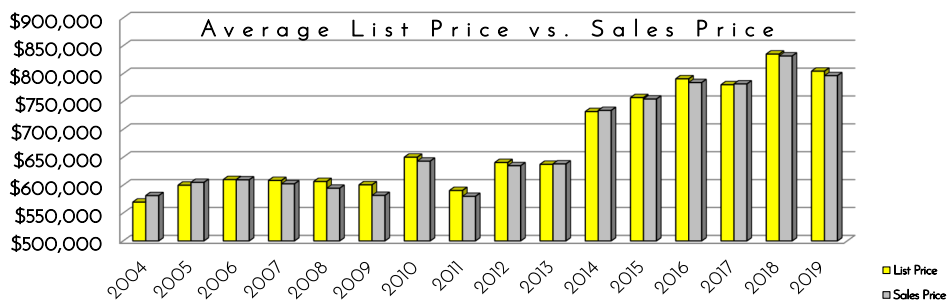
Flashback! YTD 2019 vs YTD 2020

YTD	2019	2020	% Change
DOM	29	52	78.21%
Sales Price	\$805,717	\$763,761	-5.21%
LP:SP	98.77%	100.66%	1.91%
SP:AV	1.041	1.022	-1.80%

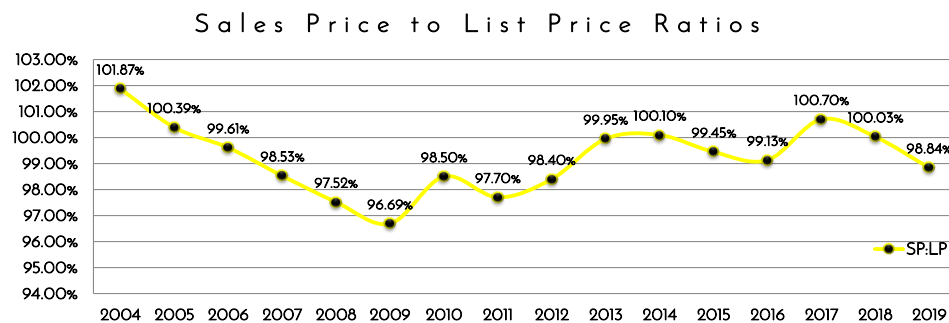


YTD	2019	2020	% Change
# Units Sold	43	39	-9.30%
Rate of Ab 3 Mo	5.82	4.52	-22.34%
Actives	20	20	0.00%
Under Contracts	18	15	-16.67%

Millburn Yearly Market Trends

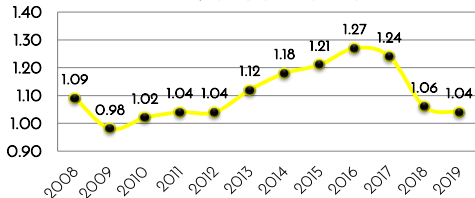


Millburn Yearly Market Trends

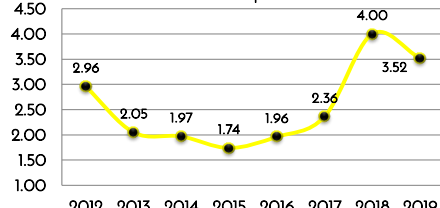


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
LP	\$569,609	\$599,980	\$610,041	\$608,441	\$606,636	\$600,629	\$650,173	\$590,527	\$640,603	\$637,344	\$731,984	\$757,032	\$790,793	\$780,104	\$835,104	\$804,479
SP	\$581,274	\$604,983	\$609,523	\$602,349	\$594,810	\$581,604	\$643,078	\$579,216	\$634,219	\$638,079	\$734,040	\$734,490	\$784,069	\$781,605	\$796,411	\$763,761

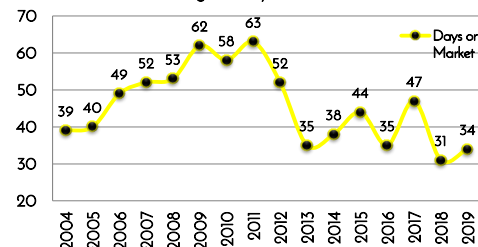
Sales Price to Assessed Value Ratio



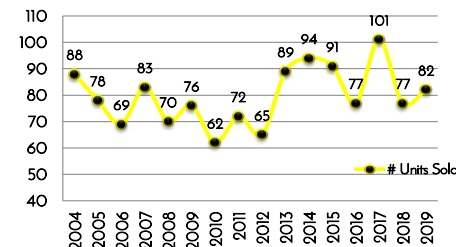
12 Month Rate of Absorption



Average Days on Market



Number of Units Sold



*2007 Tax Re-evaluation

Data only available until 2012

Millburn/Short Hills Combined for R of A

Information compiled from the Garden State Multiple Listing Service. Deemed Reliable but not Guaranteed.

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Not intended to solicit a property already listed.