

Millburn

March 2021 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	33	\$245,000	\$245,000	\$230,000	93.88%	\$233,400	0.99
2	324 Main Street	Colonial	3	1.0	226	\$499,900	\$400,000	\$375,000	93.75%	\$510,600	0.73
3	52 Linden Street	Tudor	3	2.0	164	\$599,000	\$500,000	\$505,000	101.00%	\$744,700	0.68
4	90 Undercliff Road	CapeCod	3	2.0	12	\$599,000	\$599,000	\$620,000	103.51%	\$680,900	0.91
5	27 Bodwell Terrace	CapeCod	3	2.0	23	\$699,000	\$699,000	\$699,000	100.00%	\$635,400	1.10
6	33 Cypress Street	Victorian	4	1.1	8	\$649,000	\$649,000	\$712,000	109.71%	\$546,000	1.30
7	30 Greenwood Drive	Colonial	3	2.0	9	\$828,000	\$828,000	\$858,000	103.62%	\$775,500	1.11
8	24 Bailey Road	Tudor	4	2.1	10	\$889,000	\$889,000	\$920,375	103.53%	\$805,200	1.14
9	81 Rector Street	Custom	5	5.0	32	\$1,349,000	\$1,299,000	\$1,260,000	97.00%		
AVERAGE					57	\$706,322	\$678,667	\$686,597	100.67%		1.00

"Active" Listings in Millburn

Number of Units: 9
 Average List Price: \$763,878
 Average Days on Market: 51

"Under Contract" Listings in Millburn

Number of Units: 21
 Average List Price: \$878,138
 Average Days on Market: 20

Millburn 2021 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	26	30	57										42
List Price	\$700,833	\$616,667	\$678,667										\$675,722
Sales Price	\$744,230	\$604,000	\$686,597										\$692,042
SP:LP%	105.91%	96.91%	100.67%										101.79%
SP to AV	1.14	1.20	1.00										1.08
# Units Sold	6	3	9										18
3 Mo Rate of Ab	1.37	1.69	2.62										1.89
Active Listings	11	8	9										9
Under Contracts	12	16	21										16

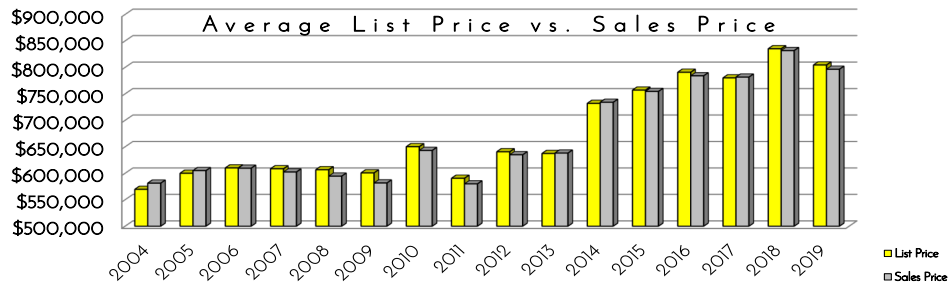
Flashback! YTD 2020 vs YTD 2021

YTD	2020	2021	% Change
DOM	60	42	-29.78%
Sales Price	\$737,289	\$692,042	-6.14%
LP:SP	101.03%	101.79%	0.75%
SP:AV	0.984	1.081	9.88%

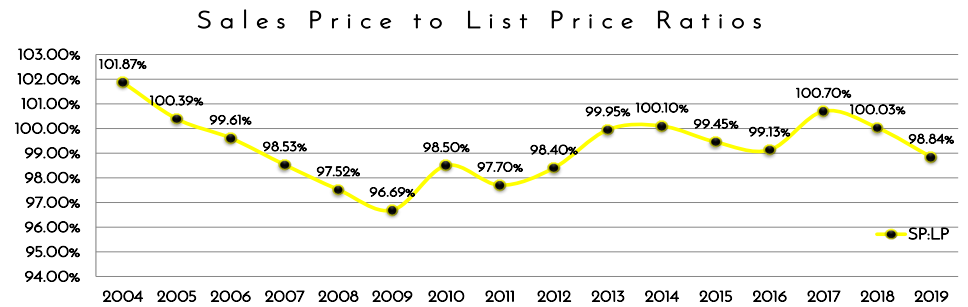


YTD	2020	2021	% Change
# Units Sold	19	18	-5.26%
Rate of Ab 3 Mo	5.66	2.62	-53.71%
Actives	13	9	-30.77%
Under Contracts	16	21	31.25%

Millburn Yearly Market Trends

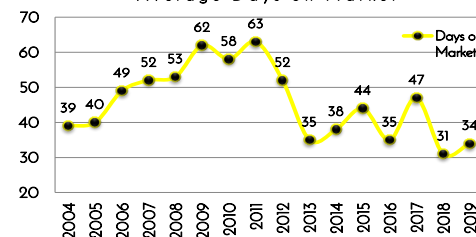


Millburn Yearly Market Trends

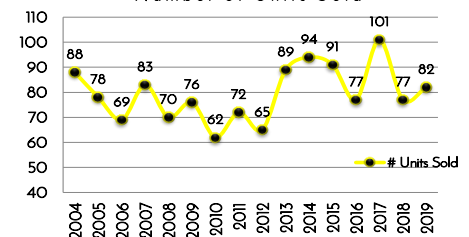


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
LP	\$569,609	\$599,980	\$610,041	\$608,441	\$606,636	\$600,629	\$650,173	\$590,527	\$640,603	\$637,344	\$731,084	\$757,032	\$790,793	\$780,104	\$835,104	\$804,479
SP	\$581,274	\$604,983	\$609,523	\$602,349	\$594,910	\$581,626	\$643,078	\$579,916	\$634,919	\$638,079	\$734,040	\$734,490	\$784,069	\$784,069	\$781,605	\$796,411

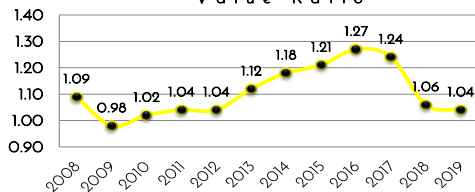
Average Days on Market



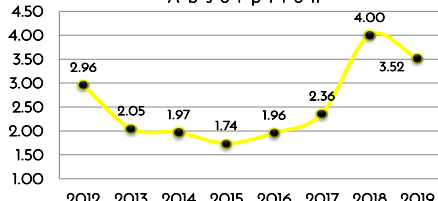
Number of Units Sold



Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



*2007 Tax Re-evaluation

Data only available until 2012

Millburn/Short Hills Combined for R of A