

Millburn

July 2022 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	940 Ridgewood Road	Colonial	4	1.1	9	\$899,000	\$899,000	\$963,000	107.12%	\$781,700	1.23
2	20 Reeve Circle	Colonial	3	2.1	26	\$895,000	\$895,000	\$999,000	111.62%	\$664,500	1.50
3	22 Bodwell Terrace	Colonial	4	3.0	9	\$950,000	\$950,000	\$999,999	105.26%	\$748,400	1.34
4	896 Ridgewood Road	Colonial	4	2.1	29	\$1,050,000	\$970,000	\$999,999	103.09%	\$788,100	1.27
5	94 Cedar Street	Colonial	5	3.1	5	\$825,000	\$825,000	\$1,250,000	151.52%	\$873,600	1.43
6	850 Ridgewood Road	Colonial	5	4.1	9	\$1,100,000	\$1,100,000	\$1,306,500	118.77%	\$888,200	1.47
7	793 Ridgewood Road	Colonial	4	3.1	23	\$1,395,000	\$1,395,000	\$1,378,000	98.78%	\$889,600	1.55
8	914 Ridgewood Road	Tudor	5	3.1	9	\$1,195,000	\$1,195,000	\$1,450,000	121.34%	\$802,200	1.81
9	23 S Mountain Road	Colonial	4	3.0	31	\$1,195,000	\$1,195,000	\$1,506,000	126.03%	\$845,500	1.78
AVERAGE					17	\$1,056,000	\$1,047,111	\$1,205,833	115.95%		1.49

"Active" Listings in Millburn

Number of Units: 25
 Average List Price: \$917,667
 Average Days on Market: 43

"Under Contract" Listings in Millburn

Number of Units: 20
 Average List Price: \$1,058,950
 Average Days on Market: 14

Millburn 2022 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	19	24	32	9	11	20	17						19
List Price	\$945,700	\$831,167	\$951,600	\$1,246,500	\$909,075	\$1,129,563	\$1,047,111						\$1,012,245
Sales Price	\$1,036,200	\$817,333	\$1,034,100	\$1,364,048	\$1,005,833	\$1,262,184	\$1,205,833						\$1,114,619
SP:LP%	108.08%	99.87%	108.60%	109.66%	110.66%	110.91%	115.95%						109.71%
SP to AV	1.31	1.19	1.28	1.63	1.41	1.55	1.49						1.42
# Units Sold	10	6	10	6	12	16	9						69
3 Mo Rate of Ab	0.73	1.45	1.93	2.53	1.86	1.70	1.46						1.67
Active Listings	4	6	10	10	14	23	25						13
Under Contracts	11	12	17	26	23	17	20						18

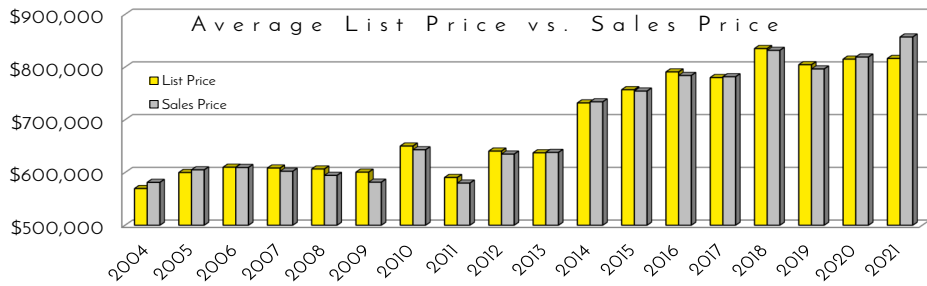
Flashback! YTD 2021 vs YTD 2022

YTD	2021	2022	% Change
DOM	25	19	-26.38%
Sales Price	\$842,903	\$1,114,619	32.24%
LP:SP	104.62%	109.71%	4.86%
SP:AV	1.17	1.42	21.23%



YTD	2021	2022	% Change
# Units Sold	66	69	4.55%
Rate of Ab 3 Mo	1.34	1.46	8.96%
Actives	17	25	47.06%
Under Contracts	16	20	25.00%

Millburn Yearly Market Trends

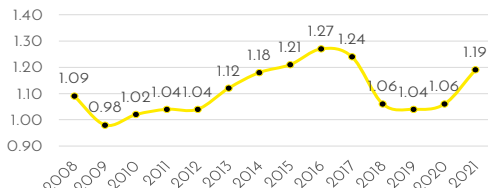


Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
LP	\$569,609	\$599,980	\$610,041	\$608,441	\$606,636	\$600,629	\$650,173	\$590,527	\$640,603	\$637,344	\$731,984	\$757,032	\$790,793	\$780,104	\$835,104	\$804,479	\$815,011	\$816,271
SP	\$569,274	\$604,983	\$609,523	\$602,349	\$594,510	\$581,626	\$643,078	\$579,916	\$634,919	\$638,079	\$734,040	\$734,490	\$784,069	\$781,605	\$831,725	\$796,411	\$819,046	\$857,058

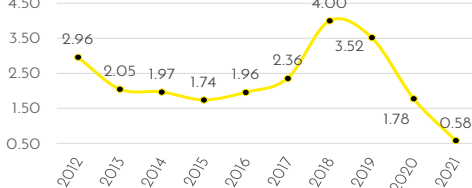
Millburn Yearly Market Trends



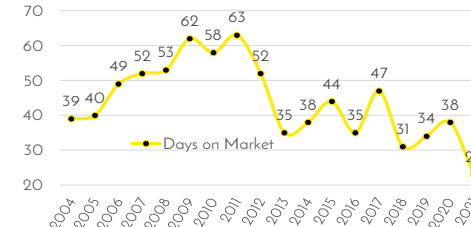
Sales Price to Assessed Value Ratio



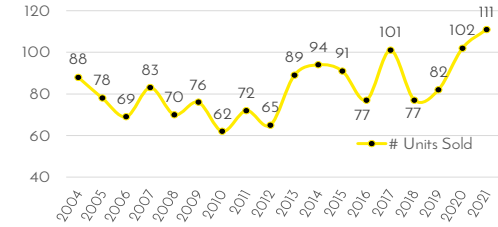
12 Month Rate of Absorption



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.