

Millburn

August 2022 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	14 Haran Circle	SplitLev	4	4.1	28	\$899,000	\$799,000	\$775,000	97.00%	\$915,200	0.85
2	21 Locust Avenue	Ranch	3	3.1	10	\$799,000	\$799,000	\$865,000	108.26%	\$683,100	1.27
3	23 Norwood Terrace	Colonial	3	2.2	8	\$819,000	\$819,000	\$876,000	106.96%	\$655,300	1.34
4	8 Glen Avenue	Colonial	4	3.1	9	\$795,000	\$795,000	\$888,000	111.70%	\$773,000	1.15
5	56 Chestnut Street	Colonial	5	2.1	14	\$828,000	\$828,000	\$949,999	114.73%	\$737,500	1.29
6	88 Pine Street	Tudor	3	2.1	6	\$929,000	\$929,000	\$975,000	104.95%	\$746,400	1.31
7	78 Locust Avenue	Tudor	5	4.1	22	\$1,095,000	\$995,000	\$995,000	100.00%	\$930,500	1.07
8	856 Ridgewood Road	Tudor	4	3.0	14	\$925,000	\$925,000	\$1,025,000	110.81%	\$787,000	1.30
9	8 Haran Circle	Colonial	3	2.1	12	\$988,000	\$988,000	\$1,108,000	112.15%	\$855,000	1.30
10	26 Mountainview Road	Tudor	4	3.0	7	\$1,195,000	\$1,195,000	\$1,400,000	117.15%	\$952,000	1.47
11	78 Sagamore Road	Colonial	4	2.1	21	\$1,200,000	\$1,200,000	\$1,500,000	125.00%	\$868,800	1.73
12	25 Berkeley Road	Colonial	5	3.1	9	\$1,249,000	\$1,249,000	\$1,511,600	121.02%	\$840,100	1.80
13	58 Oval Road	SplitLev	5	3.1	6	\$1,549,000	\$1,549,000	\$1,780,000	114.91%	\$1,096,900	1.62
AVERAGE					13	\$1,020,769	\$1,005,385	\$1,126,815	111.13%		1.34

"Active" Listings in Millburn

Number of Units: 13
 Average List Price: \$1,090,284
 Average Days on Market: 68

"Under Contract" Listings in Millburn

Number of Units: 15
 Average List Price: \$851,467
 Average Days on Market: 36

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	13					18
List Price	\$945,700	\$831,167	\$951,600	\$1,246,500	\$909,075	\$1,129,563	\$1,047,111	\$1,005,385					\$1,011,157
Sales Price	\$1,036,200	\$817,333	\$1,034,100	\$1,364,048	\$1,005,833	\$1,262,184	\$1,205,833	\$1,126,815					\$1,116,553
SP:LP%	108.08%	99.87%	108.60%	109.66%	110.66%	110.91%	115.95%	111.13%					109.93%
SP to AV	1.31	1.19	1.28	1.63	1.41	1.55	1.49	1.34					1.41
# Units Sold	10	6	10	6	12	16	9	13					82
3 Mo Rate of Ab	0.73	1.45	1.93	2.53	1.86	1.70	1.46	0.86					1.57
Active Listings	4	6	10	10	14	23	25	13					13
Under Contracts	11	12	17	26	23	17	20	15					18

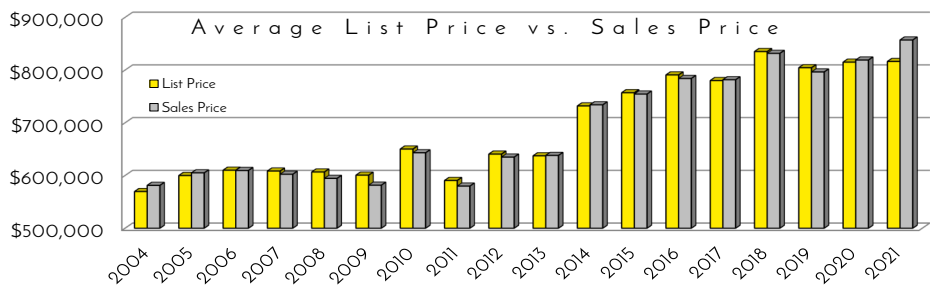
Flashback! YTD 2021 vs YTD 2022

YTD	2021	2022	% Change
DOM	24	18	-27.14%
Sales Price	\$848,899	\$1,116,553	31.53%
LP:SP	104.94%	109.93%	4.76%
SP:AV	1.17	1.41	19.89%



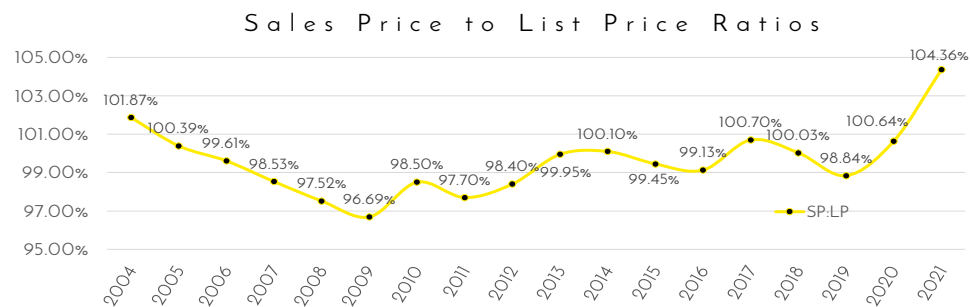
YTD	2021	2022	% Change
# Units Sold	73	82	12.33%
Rate of Ab 3 Mo	1.15	0.86	-25.22%
Actives	14	13	-7.14%
Under Contracts	15	15	0.00%

Millburn Yearly Market Trends

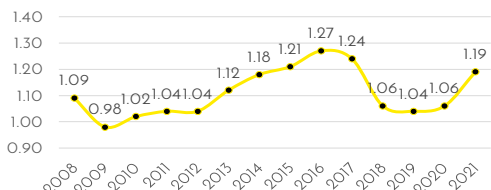


Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
LP	\$569,609	\$599,980	\$610,041	\$608,441	\$606,636	\$600,629	\$650,173	\$590,527	\$640,603	\$637,344	\$731,984	\$757,032	\$790,793	\$780,104	\$835,104	\$804,479	\$815,011	\$816,271
SP	\$581,274	\$604,983	\$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

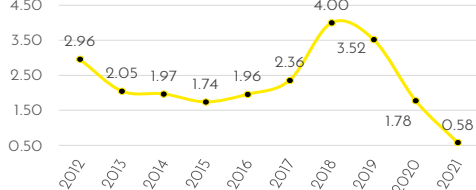
Millburn Yearly Market Trends



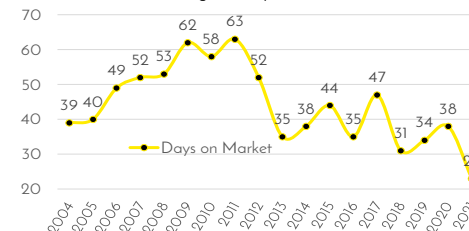
Sales Price to Assessed Value Ratio



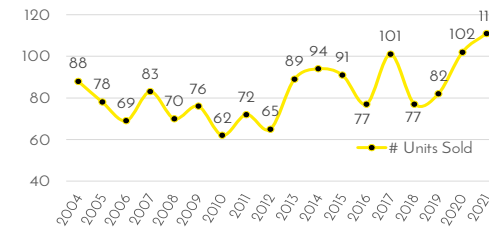
12 Month Rate of Absorption



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