

# Millburn

## September 2022 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 U58A	FirstFlr	1	1.0	85	\$319,000	\$319,000	\$310,000	97.18%	\$243,300	1.27
2	24 Norwood Terrace	Colonial	3	1.1	49	\$550,000	\$550,000	\$515,000	93.64%	\$418,800	1.23
3	763 Ridgewood Road	Colonial	3	3.0	26	\$749,000	\$749,000	\$700,000	93.46%	\$712,300	0.98
4	81 Glen Avenue	CapeCod	4	2.1	62	\$798,000	\$699,000	\$715,000	102.29%	\$638,700	1.12
5	25 Bodwell Terrace	Colonial	3	2.1	20	\$766,000	\$766,000	\$760,000	99.22%	\$664,600	1.14
6	86 Cypress Street	Colonial	4	1.1	21	\$799,000	\$799,000	\$820,000	102.63%	\$664,800	1.23
7	18 Rahway Road	Colonial	3	2.1	32	\$895,000	\$895,000	\$860,000	96.09%	\$719,900	1.19
8	894 Ridgewood Road	Colonial	3	1.1	17	\$894,000	\$894,000	\$894,000	100.00%	\$744,200	1.20
9	4 River Lane	Tudor	5	4.0	13	\$1,175,000	\$1,175,000	\$1,225,000	104.26%	\$967,000	1.27
10	364 Wyoming Avenue	Colonial	5	3.2	10	\$1,395,000	\$1,395,000	\$1,233,088	88.39%	\$926,900	1.33
11	20B Taylor Street	TwnEndUn	4	3.1	8	\$1,198,000	\$1,198,000	\$1,250,000	104.34%	\$837,900	1.49
12	848 Ridgewood Road	Colonial	4	2.1	1	\$1,275,000	\$1,275,000	\$1,275,000	100.00%		
AVERAGE					29	\$901,083	\$892,833	\$879,757	98.46%		1.22

### "Active" Listings in Millburn

Number of Units: 11  
 Average List Price: \$1,109,253  
 Average Days on Market: 66

### "Under Contract" Listings in Millburn

Number of Units: 9  
 Average List Price: \$1,018,656  
 Average Days on Market: 48

# 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	29				19
List Price	\$945,700	\$831,167	\$951,600	\$1,246,500	\$909,075	\$1,129,563	\$1,047,111	\$1,005,385	\$892,833				\$996,052
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	\$879,757				\$1,086,324
SP:LP%	108.08%	99.87%	108.60%	109.66%	110.66%	110.91%	115.95%	111.13%	98.46%				108.47%
SP to AV	1.31	1.19	1.28	1.63	1.41	1.55	1.49	1.34	1.22				1.39
# Units Sold	10	6	10	6	12	16	9	13	12				94
3 Mo Rate of Ab	0.73	1.45	1.93	2.53	1.86	1.70	1.46	0.86	1.03				1.51
Active Listings	4	6	10	10	14	23	25	13	11				13
Under Contracts	11	12	17	26	23	17	20	15	9				17

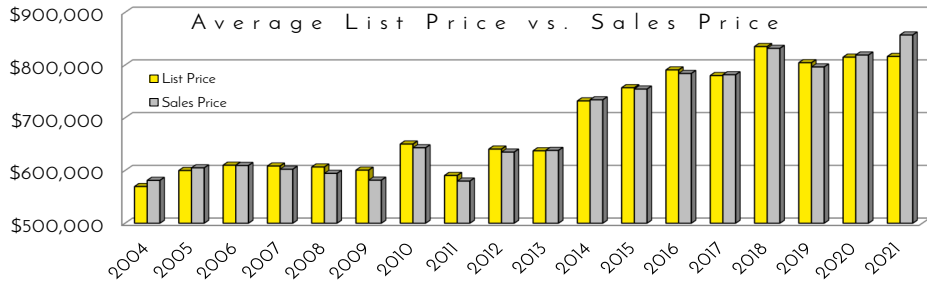
## Flashback! YTD 2021 vs YTD 2022

YTD	2021	2022	% Change
DOM	24	19	-18.89%
Sales Price	\$860,288	\$1,086,324	26.27%
LP:SP	104.92%	108.47%	3.38%
SP:AV	1.18	1.39	17.09%



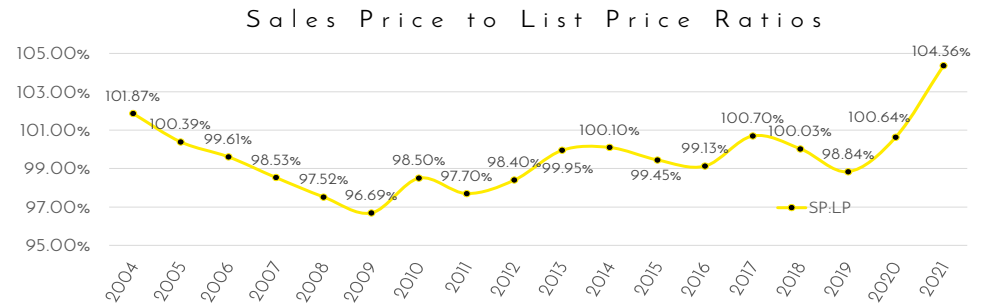
YTD	2021	2022	% Change
# Units Sold	82	94	14.63%
Rate of Ab 3 Mo	1.22	1.03	-15.57%
Actives	11	11	0.00%
Under Contracts	17	9	-47.06%

### Millburn Yearly Market Trends

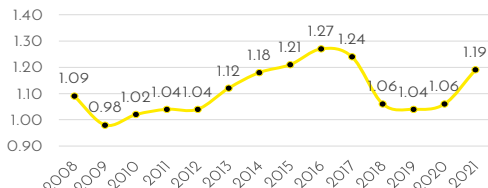


Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
LP	\$569,609	\$599,980	\$610,041	\$608,441	\$606,636	\$600,629	\$650,173	\$590,527	\$640,603	\$637,344	\$731,984	\$757,032	\$790,793	\$780,104	\$835,104	\$804,479	\$815,011	\$816,271
SP	\$581,274	\$604,983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

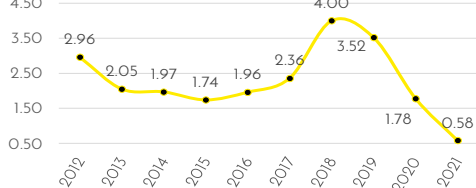
### Millburn Yearly Market Trends



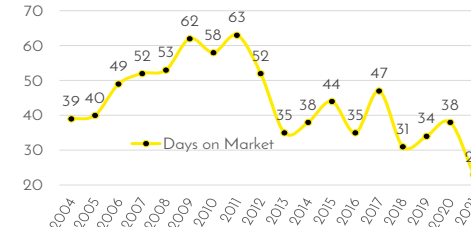
#### Sales Price to Assessed Value Ratio



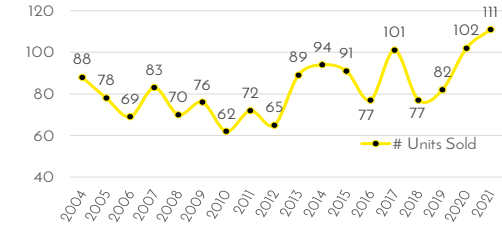
#### 12 Month Rate of Absorption



#### 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

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Not intended to solicit a property already listed.