

Millburn

April 2024 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 14A	OneFloor	1	1.0	13	\$324,950	\$324,950	\$327,000	100.63%	\$240,800	1.36
2	1 Rodman Avenue	Ranch	3	1.0	30	\$679,000	\$679,000	\$790,000	116.35%	\$558,000	1.42
3	26 Oakdale Avenue	Colonial	3	1.1	10	\$875,000	\$875,000	\$1,060,000	121.14%	\$626,800	1.69
4	801 Ridgewood Road	Split Level	3	2.1	9	\$999,000	\$999,000	\$1,075,000	107.61%	\$772,600	1.39
5	36 Parkview Drive	Colonial	4	2.1	9	\$999,000	\$999,000	\$1,368,000	136.94%	Renovated	
AVERAGE					14	\$775,390	\$775,390	\$924,000	116.53%		1.46

"Active" Listings in Millburn

Number of Units: 10
 Average List Price: \$1,749,568
 Average Days on Market: 18

"Under Contract" Listings in Millburn

Number of Units: 12
 Average List Price: \$1,302,500
 Average Days on Market: 16

Millburn 2024 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	22	11	10	14									16
List Price	\$850,983	\$1,000,000	\$1,012,178	\$775,390									\$889,196
Sales Price	\$849,998	\$1,080,000	\$1,127,000	\$924,000									\$966,578
SP:LP%	101.51%	106.65%	112.60%	116.53%									108.92%
SP to AV	1.35	1.66	1.51	1.46									1.45
# Units Sold	7	2	5	5									19
3 Mo Rate of Ab	1.43	1.89	1.89	2.28									1.87
Active Listings	1	4	7	10									6
Under Contracts	5	6	6	12									7

Flashback! YTD 2023 vs YTD 2024

YTD	2023	2024	% Change
DOM	34	16	-54.73%
Sales Price	\$1,208,064	\$966,578	-19.99%
LP:SP	103.66%	108.92%	5.08%
SP:AV	1.32	1.45	10.05%

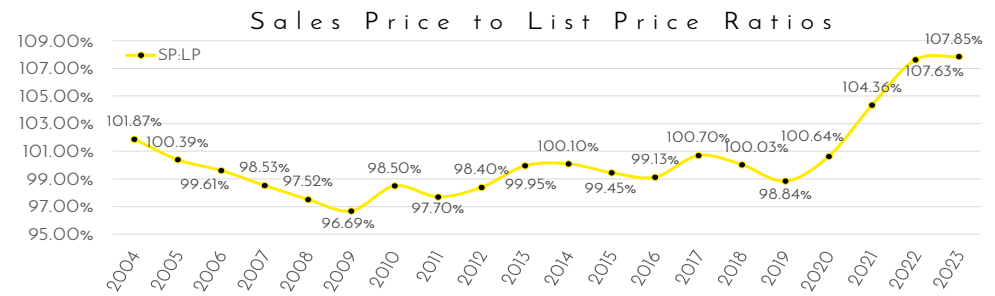


YTD	2023	2024	% Change
# Units Sold	20	19	-5.00%
Rate of Ab 3 Mo	2.80	1.87	-33.13%
Actives	6	6	0.00%
Under Contracts	7	7	0.00%

Millburn Yearly Market Trends

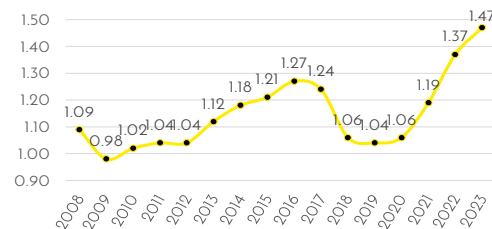


Millburn Yearly Market Trends

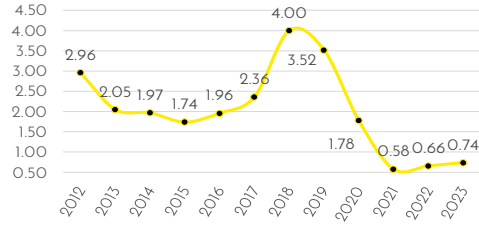


Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
LP	\$569,609	\$599,980	\$610,041	\$608,441	\$606,636	\$600,629	\$650,173	\$590,527	\$640,603	\$637,344	\$731,984	\$797,032	\$790,793	\$780,104	\$835,104	\$804,479	\$815,011	\$816,271	\$1,000,516	\$1,108,268
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	\$819,044	\$857,038	\$1,081,407	\$1,203,233

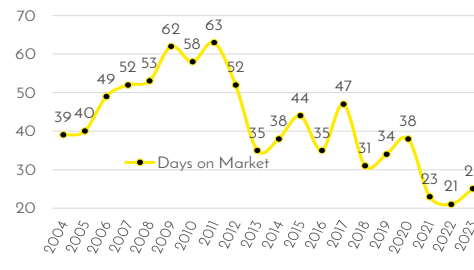
Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



Average Days on Market



Number of Units Sold

