

Millburn

May 2025 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	70A Lakeside Drive	OneFloor	1	1.0	13	\$377,000	\$377,000	\$377,000	100.00%	\$239,900	1.57
2	422 Millburn Avenue	Colonial	4	2.1	1	\$1,100,000	\$1,100,000	\$1,100,000	100.00%	\$480,400	2.29
3	17A Spring Street	TwndEndUn	4	3.1	16	\$1,250,000	\$1,250,000	\$1,280,000	102.40%	\$741,200	1.73
4	167 Myrtle Avenue	Colonial	4	2.1	12	\$1,288,000	\$1,288,000	\$1,414,000	109.78%	\$744,900	1.90
5	139 Sagamore Road	Tudor	4	2.1	10	\$1,295,000	\$1,295,000	\$1,530,000	118.15%	\$848,300	1.80
6	49 Greenwood Drive	Tudor	4	3.0	10	\$1,295,000	\$1,295,000	\$1,600,000	123.55%	\$870,000	1.84
7	506 Wyoming Avenue	Colonial	5	2.3	11	\$1,490,000	\$1,490,000	\$1,655,000	111.07%	\$787,200	2.10
8	420 Millburn Avenue	Colonial	5	4.0	24	\$1,850,000	\$1,850,000	\$1,750,000	94.59%	\$734,400	2.38
9	86 Elm Street	Colonial	5	3.1	9	\$1,595,000	\$1,595,000	\$1,910,000	119.75%	\$950,200	2.01
10	2 Wittkop Place	Colonial	5	5.0	33	\$2,198,999	\$2,198,999	\$2,065,000	93.91%	Renovated	
AVERAGE					14	\$1,373,900	\$1,373,900	\$1,468,100	107.32%		1.96

"Active" Listings in Millburn

Number of Units: 8
Average List Price: \$1,661,125
Average Days on Market: 28

"Under Contract" Listings in Millburn

Number of Units: 21
Average List Price: \$1,319,895
Average Days on Market: 21

Millburn 2025 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	39	37	2	13	14								19
List Price	\$895,333	\$836,000	\$1,130,000	\$1,248,000	\$1,373,900								\$1,199,958
Sales Price	\$943,667	\$779,333	\$1,130,000	\$1,341,571	\$1,468,100								\$1,265,458
SP:LP%	105.48%	98.39%	100.00%	108.84%	107.32%								106.11%
SP to AV	1.55	1.73	1.77	1.58	1.96								1.75
# Units Sold	3	3	1	7	10								24
3 Mo Rate of Ab	1.40	2.33	3.29	4.45	2.84								2.86
Active Listings	6	8	11	12	8								9
Under Contracts	4	5	14	18	21								12

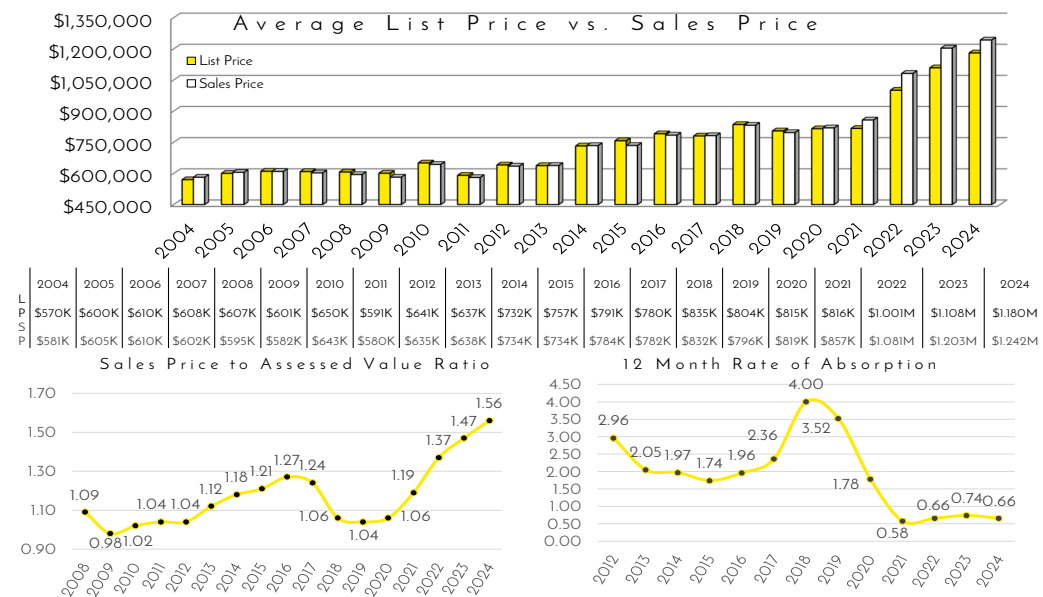
Flashback! YTD 2024 vs YTD 2025

YTD	2024	2025	% Change
DOM	16	19	19.14%
Sales Price	\$1,005,026	\$1,265,458	25.91%
LP:SP	109.62%	106.11%	-3.20%
SP:AV	1.49	1.75	17.67%

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YTD	2024	2025	% Change
# Units Sold	23	24	4.35%
Rate of Ab 3 Mo	1.90	2.86	50.47%
Actives	7	9	36.36%
Under Contracts	9	12	37.78%

Millburn Yearly Market Trends



Millburn Yearly Market Trends

