

Millburn

August 2024 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	176 Millburn Avenue C1031	TwnIntUn	2	1.0	1	\$378,000	\$378,000	\$378,000	100.00%	\$305,000	1.24
2	27 Oakdale Avenue	Colonial	3	2.1	21	\$799,000	\$799,000	\$785,000	98.25%	\$591,000	1.33
3	46 Parkview Drive	Colonial	3	2.1	14	\$999,500	\$999,500	\$999,500	100.00%	\$744,400	1.34
4	99 Cypress Street	Custom	4	2.1	14	\$1,190,000	\$1,190,000	\$1,129,999	94.96%	\$712,500	1.59
5	46 Rawley Place	Colonial	5	2.1	54	\$1,349,900	\$1,349,900	\$1,434,500	106.27%	Renovated	
6	84 Mountain Avenue	Colonial	5	2.1	37	\$1,495,000	\$1,495,000	\$1,495,000	100.00%	\$817,500	1.83
7	46 Southern Slope Drive	Colonial	4	3.1	10	\$1,645,000	\$1,645,000	\$1,650,000	100.30%	\$898,700	1.84
8	6 Farview Road	Custom	4	3.1	8	\$1,649,000	\$1,649,000	\$1,768,000	107.22%	\$976,100	1.81
9	186 Sagamore Road	Colonial	6	3.1	1	\$1,800,000	\$1,800,000	\$1,900,000	105.56%	\$993,800	1.91
10	871 Ridgewood Road	Contemp	5	4.1	24	\$1,999,999	\$1,999,999	\$2,050,984	102.55%	New	
11	185 Sagamore Road	Custom	5	4.1	14	\$2,395,000	\$2,395,000	\$2,565,000	107.10%	\$1,264,300	2.03
AVERAGE					18	\$1,427,309	\$1,427,309	\$1,468,726	102.02%		1.66

"Active" Listings in Millburn

Number of Units: 4
 Average List Price: \$1,745,500
 Average Days on Market: 56

"Under Contract" Listings in Millburn

Number of Units: 10
 Average List Price: \$1,160,200
 Average Days on Market: 18

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	19	13	22	18					17
List Price	\$850,983	\$1,000,000	\$1,012,178	\$775,390	\$1,045,750	\$1,246,550	\$1,468,074	\$1,427,309					\$1,193,938
Sales Price	\$849,998	\$1,080,000	\$1,127,000	\$924,000	\$1,187,650	\$1,380,528	\$1,532,333	\$1,468,726					\$1,276,158
SP:LP%	101.51%	106.65%	112.60%	116.53%	112.94%	115.02%	106.61%	102.02%					108.45%
SP to AV	1.35	1.66	1.51	1.46	1.71	1.64	1.55	1.66					1.56
# Units Sold	7	2	5	5	4	10	12	11					56
3 Mo Rate of Ab	1.43	1.89	1.89	2.28	2.02	1.71	1.30	0.61					1.64
Active Listings	1	4	7	10	11	7	10	4					7
Under Contracts	5	6	6	12	16	18	11	10					11

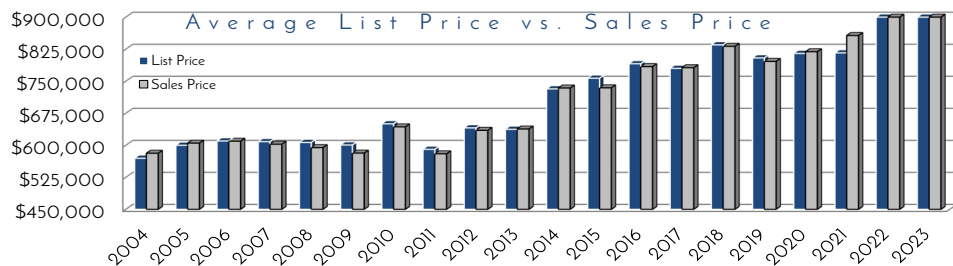
Flashback! YTD 2023 vs YTD 2024

YTD	2023	2024	% Change
DOM	27	17	-36.47%
Sales Price	\$1,250,266	\$1,276,158	2.07%
LP:SP	107.79%	108.45%	0.61%
SP:AV	1.42	1.56	9.71%

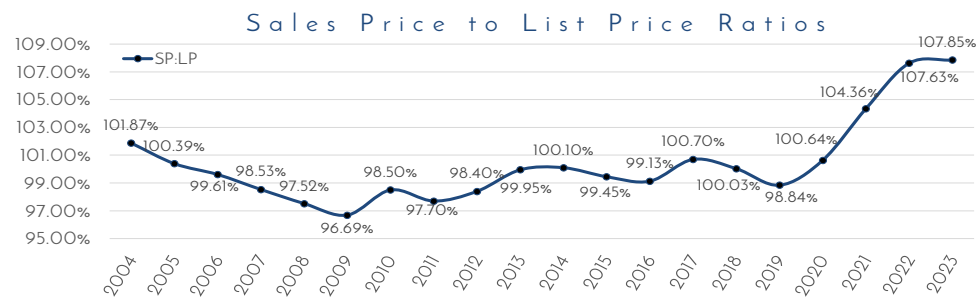
Prominent Properties
Sotheby's
INTERNATIONAL REALTY

YTD	2023	2024	% Change
# Units Sold	48	56	16.67%
Rate of Ab 3 Mo	2.05	1.64	-19.99%
Actives	7	7	1.89%
Under Contracts	10	11	3.70%

Millburn Yearly Market Trends

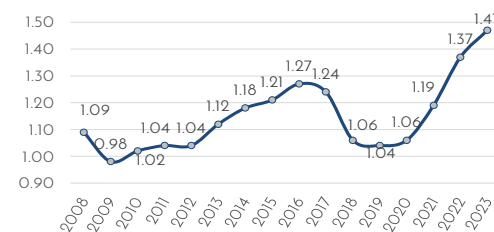


Millburn Yearly Market Trends

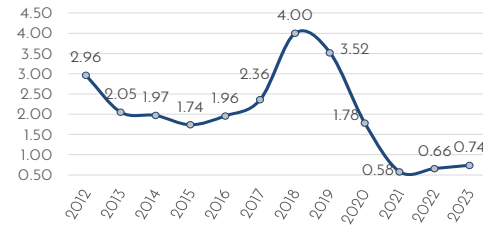


Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
LP	\$569,609	\$599,980	\$610,041	\$608,441	\$606,636	\$600,629	\$650,173	\$590,327	\$640,603	\$637,344	\$731,984	\$757,030	\$790,793	\$780,104	\$815,104	\$804,479	\$815,011	\$816,271	\$1,000,316	\$1,108,268
SP	\$581,274	\$604,983	\$609,523	\$602,349	\$594,310	\$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	\$1,081,407	\$1,203,233

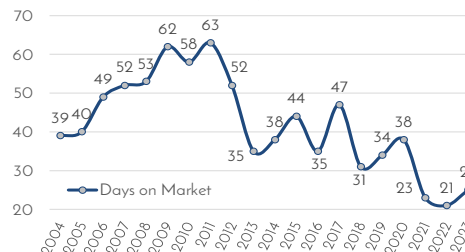
Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



Average Days on Market



Number of Units Sold

