

Millburn

December 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 U1015	MultiFlr	2	1.0	30	\$499,000	\$499,000	\$480,000	96.19%	\$310,500	1.55
2	132 Glen Avenue	CapeCod	4	3.0	48	\$1,095,000	\$1,050,000	\$974,995	92.86%	\$763,400	1.28
3	76 Rector Street	MultiFlr	4	2.1	16	\$1,290,000	\$1,290,000	\$1,250,000	96.90%	Renovated	
4	180 Myrtle Avenue	Custom	5	3.0	57	\$149,999	\$1,499,999	\$1,525,000	101.67%	\$1,101,000	1.39
5	63 Locust Avenue	Contemp	6	5.1	126	\$2,498,000	\$2,398,000	\$2,262,500	94.35%	New	
AVERAGE					55	\$1,106,400	\$1,347,400	\$1,298,499	96.39%		1.40

"Active" Listings in Millburn

Number of Units: 4
 Average List Price: \$1,096,500
 Average Days on Market: 55

"Under Contract" Listings in Millburn

Number of Units: 5
 Average List Price: \$951,200
 Average Days on Market: 36

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	13	21	18	55	20
List Price	\$850,983	\$1,000,000	\$1,012,178	\$775,390	\$1,045,750	\$1,246,550	\$1,468,074	\$1,427,309	\$1,118,600	\$1,319,125	\$775,833	\$1,347,400	\$1,179,981
Sales Price	\$849,998	\$1,080,000	\$1,127,000	\$924,000	\$1,187,650	\$1,380,528	\$1,532,333	\$1,468,726	\$1,227,100	\$1,321,031	\$788,667	\$1,298,499	\$1,242,414
SP:LP%	101.51%	106.65%	112.60%	116.53%	112.94%	115.02%	106.61%	102.02%	109.75%	100.20%	102.54%	96.39%	106.51%
SP to AV	1.35	1.66	1.51	1.46	1.71	1.64	1.55	1.66	1.57	1.61	1.50	1.40	1.56
# Units Sold	7	2	5	5	4	10	12	11	5	8	6	5	80
3 Mo Rate of Ab	1.43	1.89	1.89	2.28	2.02	1.71	1.30	0.61	1.54	1.28	1.19	0.81	1.50
Active Listings	1	4	7	10	11	7	10	4	6	6	7	4	6
Under Contracts	5	6	6	12	16	18	11	10	14	10	6	5	10

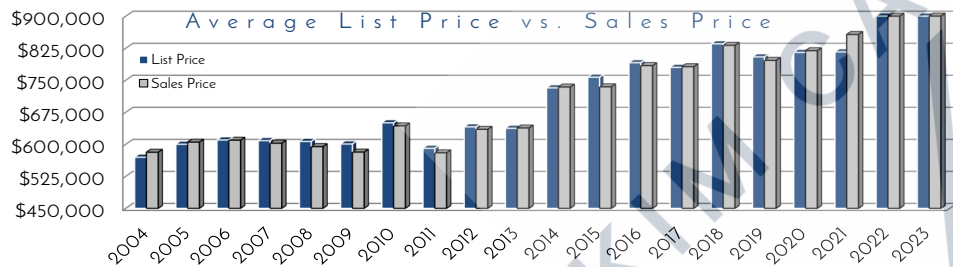
Flashback! YTD 2023 vs YTD 2024

YTD	2023	2024	% Change
DOM	25	20	-19.28%
Sales Price	\$1,203,233	\$1,242,414	3.26%
LP:SP	107.85%	106.51%	-1.24%
SP:AV	1.47	1.56	5.98%

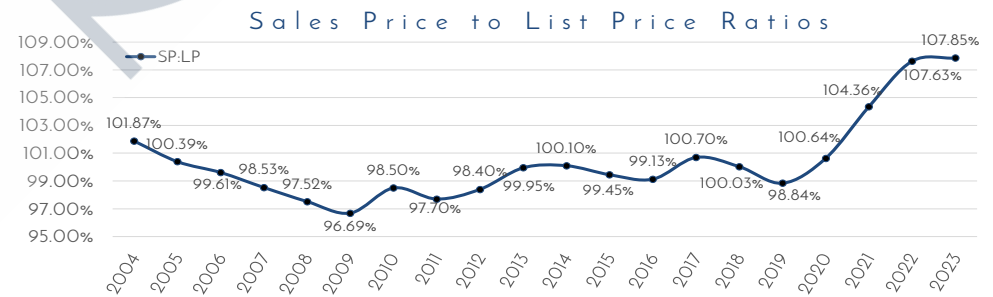
Prominent Properties
Sotheby's
INTERNATIONAL REALTY

YTD	2023	2024	% Change
# Units Sold	70	80	14.29%
Rate of Ab 3 Mo	1.76	1.50	-14.97%
Actives	7	6	-4.94%
Under Contracts	9	10	5.31%

Millburn Yearly Market Trends

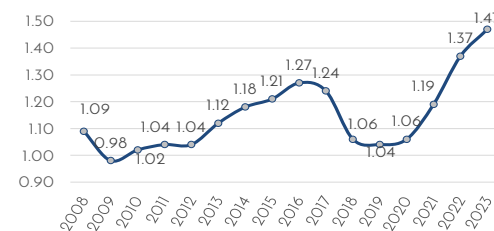


Millburn Yearly Market Trends

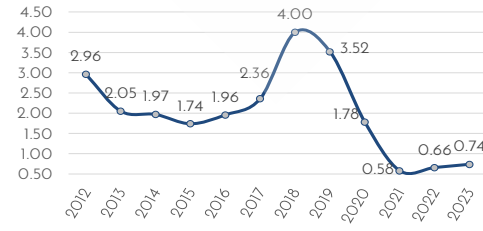


Year	LP	SP
2004	\$569,609	\$581,274
2005	\$599,980	\$604,983
2006	\$610,041	\$609,523
2007	\$608,441	\$602,349
2008	\$606,636	\$594,310
2009	\$600,629	\$581,626
2010	\$650,173	\$643,078
2011	\$590,327	\$579,916
2012	\$640,603	\$634,919
2013	\$637,344	\$638,079
2014	\$731,984	\$734,040
2015	\$757,039	\$734,490
2016	\$790,793	\$784,069
2017	\$780,104	\$781,605
2018	\$815,104	\$831,725
2019	\$804,479	\$796,411
2020	\$815,011	\$819,046
2021	\$816,271	\$857,058
2022	\$1,000,316	\$1,081,407
2023	\$1,108,268	\$1,203,233

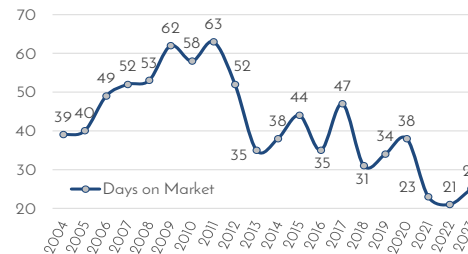
Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



Average Days on Market



Number of Units Sold

