

# Millburn

## July 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	OneFloor	2	1.0	18	\$385,000	\$385,000	\$401,000	104.16%	\$263,100	1.52
2	52 Pine Street	Colonial	3	1.1	12	\$718,000	\$718,000	\$750,000	104.46%	\$650,100	1.15
3	10 Oakdale Avenue	Colonial	4	1.1	15	\$859,900	\$859,900	\$950,000	110.48%	\$593,800	1.60
4	79 Pine Street	Colonial	3	1.1	16	\$849,000	\$849,000	\$1,111,000	130.86%	\$765,700	1.45
5	25A Blaine Street	MultiFlr	5	4.1	20	\$1,295,000	\$1,295,000	\$1,295,000	100.00%	New	
6	94 Spring Street	MultiFlr	6	4.0	7	\$1,250,000	\$1,250,000	\$1,475,000	118.00%	Renovated	
7	876 Ridgewood Road	Tudor	4	3.1	9	\$1,487,600	\$1,487,600	\$1,500,000	100.83%	\$856,800	1.75
8	925 Ridgewood Road	Tudor	4	3.1	9	\$1,675,000	\$1,675,000	\$1,831,000	109.31%	Renovated	
9	90 Cypress Street	Colonial	6	5.0	87	\$2,199,999	\$1,999,999	\$1,875,000	93.75%	\$1,325,600	1.41
10	58 Maple Street	Colonial	5	4.1	12	\$1,997,500	\$1,997,500	\$2,300,000	115.14%	\$1,232,700	1.87
11	58 Locust Avenue	Colonial	6	5.0	39	\$2,488,777	\$2,399,888	\$2,350,000	97.92%	New	
12	85 Linden Street	Custom	5	5.0	25	\$2,700,000	\$2,700,000	\$2,550,000	94.44%	\$1,568,800	1.63
<b>AVERAGE</b>					22	\$1,492,148	\$1,468,074	\$1,532,333	106.61%		1.55

### "Active" Listings in Millburn

Number of Units: 10  
 Average List Price: \$1,352,600  
 Average Days on Market: 22

### "Under Contract" Listings in Millburn

Number of Units: 11  
 Average List Price: \$1,329,218  
 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	19	13	22						17
List Price	\$850,983	\$1,000,000	\$1,012,178	\$775,390	\$1,045,750	\$1,246,550	\$1,468,074						\$1,136,891
Sales Price	\$849,998	\$1,080,000	\$1,127,000	\$924,000	\$1,187,650	\$1,380,528	\$1,532,333						\$1,229,086
SP:LP%	101.51%	106.65%	112.60%	116.53%	112.94%	115.02%	106.61%						110.02%
SP to AV	1.35	1.66	1.51	1.46	1.71	1.64	1.55						1.54
# Units Sold	7	2	5	5	4	10	12						45
3 Mo Rate of Ab	1.43	1.89	1.89	2.28	2.02	1.71	1.30						1.79
Active Listings	1	4	7	10	11	7	10						7
Under Contracts	5	6	6	12	16	18	11						11

## Flashback! YTD 2023 vs YTD 2024

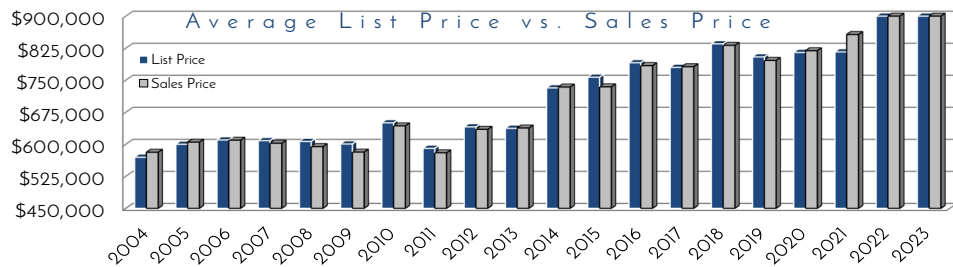
YTD	2023	2024	% Change
DOM	27	17	-36.81%
Sales Price	\$1,225,467	\$1,229,086	0.30%
LP:SP	107.88%	110.02%	1.98%
SP:AV	1.41	1.54	8.90%

Prominent Properties

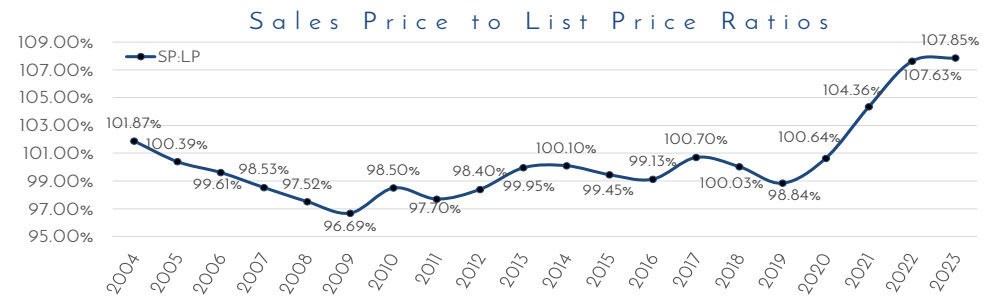
**Sotheby's**  
INTERNATIONAL REALTY

YTD	2023	2024	% Change
# Units Sold	37	45	21.62%
Rate of Ab 3 Mo	2.25	1.79	-20.51%
Actives	7	7	0.00%
Under Contracts	10	11	2.78%

## 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	\$608,341	\$606,636	\$600,629	\$650,173	\$590,327	\$640,603	\$637,344	\$731,984	\$757,033	\$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

