

# Millburn

## June 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	1	1.0	16	\$337,500	\$337,500	\$347,500	102.96%	\$242,300	1.43
2	6 Oakdale Avenue	Colonial	4	2.0	9	\$849,000	\$849,000	\$950,000	111.90%	\$630,400	1.51
3	7 Evergreen Terrace	Ranch	3	2.1	12	\$885,000	\$885,000	\$1,070,000	120.90%	\$683,500	1.57
4	54 Milton Street	Custom	4	3.1	7	\$1,088,000	\$1,088,000	\$1,160,000	106.62%	\$611,200	1.90
5	21 Greenwood Drive	Custom	4	3.0	9	\$998,000	\$998,000	\$1,277,777	128.03%	\$816,200	1.57
6	84 Elm Street	Colonial	3	2.0	8	\$998,000	\$998,000	\$1,325,000	132.77%	\$750,300	1.77
7	236 Glen Avenue	Colonial	5	4.1	11	\$1,075,000	\$1,075,000	\$1,345,000	125.12%	\$1,015,800	1.32
8	795 Ridgewood Road	Bi-Level	4	3.0	20	\$1,240,000	\$1,240,000	\$1,550,000	125.00%	\$903,300	1.72
9	25B Church Street	TwnEndUn	4	4.1	8	\$1,500,000	\$1,500,000	\$1,580,000	105.33%	\$796,100	1.98
10	181 Sagamore Road	Custom	5	5.1	28	\$3,495,000	\$3,495,000	\$3,200,000	91.56%	New	
AVERAGE					13	\$1,246,550	\$1,246,550	\$1,380,528	115.02%		1.64

### "Active" Listings in Millburn

Number of Units: 7  
 Average List Price: \$1,692,857  
 Average Days on Market: 24

### "Under Contract" Listings in Millburn

Number of Units: 18  
 Average List Price: \$1,413,411  
 Average Days on Market: 21

# 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							15
List Price	\$850,983	\$1,000,000	\$1,012,178	\$775,390	\$1,045,750	\$1,246,550							\$1,016,461
Sales Price	\$849,998	\$1,080,000	\$1,127,000	\$924,000	\$1,187,650	\$1,380,528							\$1,118,814
SP:LP%	101.51%	106.65%	112.60%	116.53%	112.94%	115.02%							111.26%
SP to AV	1.35	1.66	1.51	1.46	1.71	1.64							1.54
# Units Sold	7	2	5	5	4	10							33
3 Mo Rate of Ab	1.43	1.89	1.89	2.28	2.02	1.71							1.87
Active Listings	1	4	7	10	11	7							7
Under Contracts	5	6	6	12	16	18							11

## Flashback! YTD 2023 vs YTD 2024

YTD	2023	2024	% Change
DOM	29	15	-47.90%
Sales Price	\$1,241,492	\$1,118,814	-9.88%
LP:SP	106.28%	111.26%	4.68%
SP:AV	1.36	1.54	13.27%

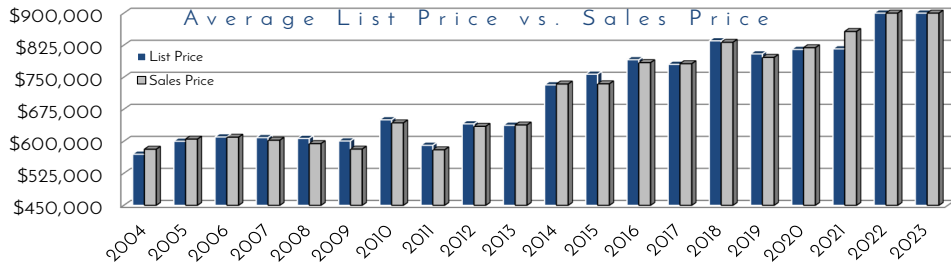
Prominent  
Properties

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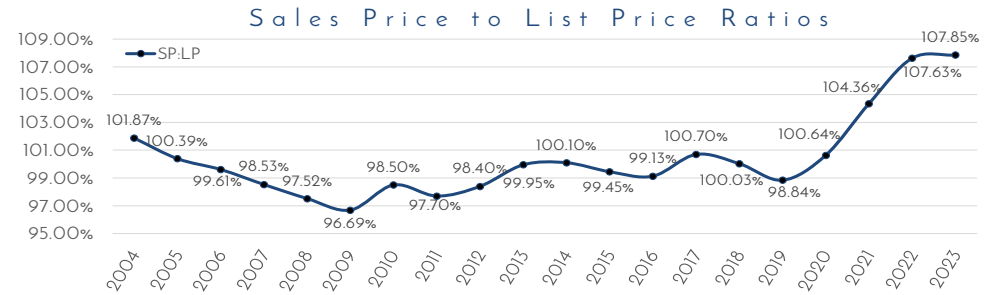
**Sotheby's**  
INTERNATIONAL REALTY

YTD	2023	2024	% Change
# Units Sold	29	33	13.79%
Rate of Ab 3 Mo	2.44	1.87	-23.36%
Actives	7	7	0.00%
Under Contracts	9	11	16.67%

## 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	\$757,030	\$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

