

Millburn

November 2024 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	34 B Lakeside Drive	OneFloor	1	1.0	9	\$375,000	\$375,000	\$375,000	100.00%	\$246,600	1.52
2	245 Main Street	OneFloor	2	2.0	13	\$499,000	\$499,000	\$550,000	110.22%	\$368,200	1.49
3	28 Glen Avenue	Ranch	3	2.0	9	\$799,000	\$799,000	\$775,000	97.00%	\$539,700	1.44
4	27 Rosedale Avenue	Colonial	3	1.1	9	\$799,000	\$799,000	\$907,000	113.52%	\$577,000	1.57
5	1 Oakdale Avenue	Colonial	3	3.0	16	\$988,000	\$988,000	\$950,000	96.15%	\$642,200	1.48
6	819 Ridgewood Road	SplitLev	4	2.1	54	\$1,195,000	\$1,195,000	\$1,175,000	98.33%	\$770,900	1.52
AVERAGE					18	\$775,833	\$775,833	\$788,667	102.54%		1.50

"Active" Listings in Millburn

Number of Units: 7
 Average List Price: \$1,287,000
 Average Days on Market: 30

"Under Contract" Listings in Millburn

Number of Units: 6
 Average List Price: \$1,339,333
 Average Days on Market: 59

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		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	\$1,118,600	\$1,319,125	\$775,833		\$1,168,820
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		\$1,238,675
SP:LP%	101.51%	106.65%	112.60%	116.53%	112.94%	115.02%	106.61%	102.02%	109.75%	100.20%	102.54%		107.18%
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		1.56
# Units Sold	7	2	5	5	4	10	12	11	5	8	6		75
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		1.56
Active Listings	1	4	7	10	11	7	10	4	6	6	7		7
Under Contracts	5	6	6	12	16	18	11	10	14	10	6		10

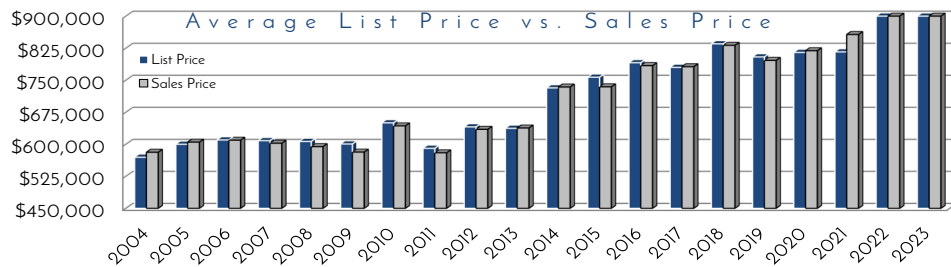
Flashback! YTD 2023 vs YTD 2024

YTD	2023	2024	% Change
DOM	26	17	-31.90%
Sales Price	\$1,206,401	\$1,238,675	2.68%
LP:SP	107.33%	107.18%	-0.14%
SP:AV	1.45	1.56	7.84%

Prominent Properties
Sotheby's
INTERNATIONAL REALTY

YTD	2023	2024	% Change
# Units Sold	63	75	19.05%
Rate of Ab 3 Mo	1.84	1.56	-15.27%
Actives	7	7	0.00%
Under Contracts	10	10	0.00%

Millburn Yearly Market Trends



Millburn Yearly Market Trends

