



Millburn

May 2023 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	717 Ridgewood Road	Colonial	4	2.1	26	\$825,000	\$825,000	\$830,000	100.61%	\$545,400	1.52
2	35 Oakdale Avenue	CapeCod	3	4.0	7	\$698,000	\$698,000	\$879,000	125.93%	\$623,700	1.41
3	85 Pine Street	Tudor	5	3.1	9	\$1,895,000	\$1,895,000	\$2,318,000	122.32%		
AVERAGE					14	\$1,139,333	\$1,139,333	\$1,342,333	116.29%		1.47

Active Listings in Millburn

Number of Units: 11
Average List Price: \$1,180,717
Average Days on Market: 44

Under Contract Listings in Millburn

Number of Units: 10
Average List Price: \$1,113,389
Average Days on Market: 23

Millburn 2023 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	35	32	26	45	14								32
List Price	\$1,097,667	\$1,476,000	\$1,024,500	\$1,074,817	\$1,139,333								\$1,160,300
Sales Price	\$1,098,667	\$1,487,390	\$1,108,055	\$1,130,000	\$1,342,333								\$1,225,577
SP:LP%	100.50%	101.52%	106.36%	104.32%	116.29%								105.31%
SP to AV	1.49	1.38	1.13	1.34	1.47								1.34
# Units Sold	3	5	6	6	3								23
3 Mo Rate of Ab	1.76	2.53	3.83	3.08	1.94								2.63
Active Listings	6	4	4	8	11								7
Under Contracts	8	7	6	7	10								8

Flashback! YTD 2022 vs YTD 2023

YTD	2022	2023	% Change
DOM	19	32	69.02%
Sales Price	\$1,042,302	\$1,225,577	17.58%
LP:SP	107.99%	105.31%	-2.49%
SP:AV	1.36	1.34	-1.38%



YTD	2022	2023	% Change
# Units Sold	44	23	-47.73%
Rate of Ab 3 Mo	1.70	2.63	54.59%
Actives	9	7	-25.00%
Under Contracts	18	8	-57.30%

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
LP	\$569,609	\$599,980	\$610,041	\$608,441	\$606,636	\$600,629	\$650,173	\$590,527	\$640,603	\$637,344	\$731,984	\$757,032	\$790,793	\$780,104	\$835,104	\$804,479	\$815,011	\$816,271	\$1,000,316
SP	\$581,274	\$604,983	\$609,523	\$602,349	\$594,510	\$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

