



Millburn

November 2023 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	52 Lakeside Drive UA	FirstFlr	1	1.0	17	\$319,000	\$299,000	\$290,000	96.99%	\$239,900	1.21
2	18 Willow Street	CapeCod	3	1.0	1	\$660,000	\$660,000	\$660,000	100.00%	\$411,000	1.61
3	4 Bodwell Terrace	Colonial	3	2.1	36	\$1,057,000	\$1,057,000	\$1,090,000	103.12%	\$687,200	1.59
4	25 Rahway Road	Colonial	4	2.1	9	\$995,000	\$995,000	\$1,230,000	123.62%	\$739,400	1.66
AVERAGE					16	\$757,750	\$752,750	\$817,500	105.93%	\$519,375	1.52

"Active" Listings in Millburn

Number of Units: 5
 Average List Price: \$1,307,578
 Average Days on Market: 41

"Under Contract" Listings in Millburn

Number of Units: 9
 Average List Price: \$974,111
 Average Days on Market: 18

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	19	20	28	20	28	16		26
List Price	\$1,097,667	\$1,476,000	\$1,024,500	\$1,074,817	\$1,139,333	\$1,190,315	\$1,032,000	\$1,206,364	\$1,108,750	\$993,000	\$752,750		\$1,114,520
Sales Price	\$1,098,667	\$1,487,390	\$1,108,055	\$1,130,000	\$1,342,333	\$1,302,500	\$1,167,375	\$1,333,682	\$1,190,062	\$1,066,667	\$817,500		\$1,206,401
SP:LP%	100.50%	101.52%	106.36%	104.32%	116.29%	110.00%	113.68%	107.50%	105.88%	105.64%	105.93%		107.33%
SP to AV	1.49	1.38	1.13	1.34	1.47	1.45	1.54	1.46	1.55	1.37	1.52		1.45
# Units Sold	3	5	6	6	3	6	8	11	8	3	4		63
3 Mo Rate of Ab	1.76	2.53	3.83	3.08	1.94	1.50	1.11	0.66	1.38	1.42	1.02		1.84
Active Listings	6	4	4	8	11	11	6	3	12	8	5		7
Under Contracts	8	7	6	7	10	16	18	9	4	11	9		10

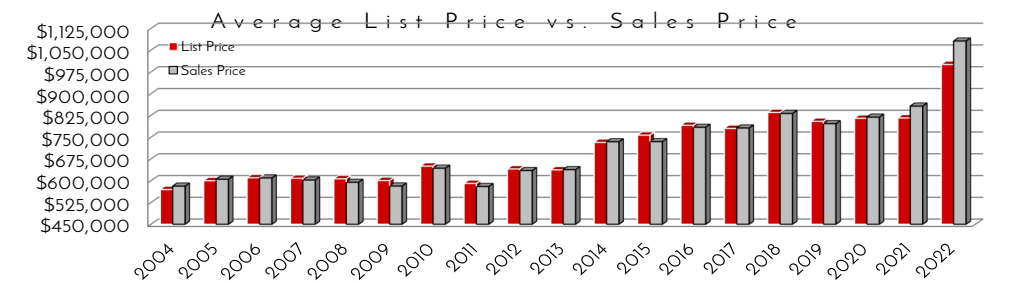
Flashback! YTD 2022 vs YTD 2023

YTD	2022	2023	% Change
DOM	21	26	19.25%
Sales Price	\$1,080,846	\$1,206,401	11.62%
LP:SP	107.82%	107.33%	-0.45%
SP:AV	1.37	1.45	5.59%

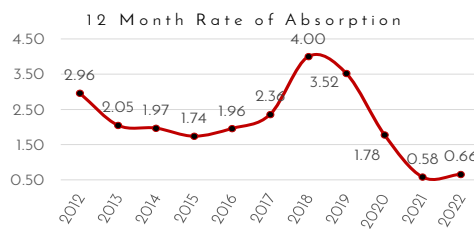
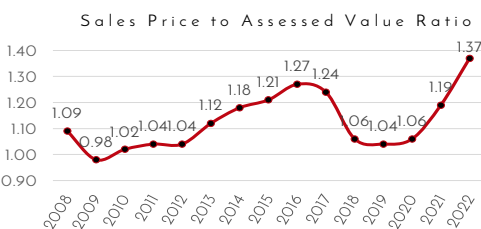


YTD	2022	2023	% Change
# Units Sold	108	63	-41.67%
Rate of Ab 3 Mo	1.46	1.84	26.28%
Actives	12	7	-40.00%
Under Contracts	15	10	-37.13%

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



Millburn Yearly Market Trends

