



# Millburn

## July 2023 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	176 Millburn Avenue	OneFloor	1	1.0	12	\$275,000	\$275,000	\$306,000	111.27%	\$237,600	1.29
2	298 Main Street	Colonial	3	1.1	78	\$850,000	\$850,000	\$815,000	95.88%	\$601,900	1.35
3	26 Edgewood Terrace	Colonial	3	2.1	6	\$988,000	\$988,000	\$1,110,000	112.35%	\$664,200	1.67
4	54 Southern Slope Drive	Colonial	3	1.1	9	\$839,999	\$839,999	\$1,200,000	142.86%	\$795,500	1.51
5	88 Maple Street	Tudor	3	2.0	9	\$1,095,000	\$1,095,000	\$1,250,000	114.16%	\$750,000	1.67
6	7 Myrtle Avenue	Colonial	5	3.2	13	\$1,195,000	\$1,195,000	\$1,390,000	116.32%	\$805,900	1.72
7	131 Greenwood Drive	Colonial	3	2.1	22	\$1,395,000	\$1,395,000	\$1,480,000	106.09%	\$926,000	1.60
8	65 Oval Road	Custom	4	4.1	9	\$1,618,000	\$1,618,000	\$1,788,000	110.51%	\$1,178,900	1.52
<b>AVERAGE</b>					20	\$1,032,000	\$1,032,000	\$1,167,375	113.68%		1.54

### *Active* Listings in Millburn

Number of Units: 6  
 Average List Price: \$1,325,481  
 Average Days on Market: 34

### *Under Contract* Listings in Millburn

Number of Units: 18  
 Average List Price: \$1,054,494  
 Average Days on Market: 24

# 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						27
List Price	\$1,097,667	\$1,476,000	\$1,024,500	\$1,074,817	\$1,139,333	\$1,190,315	\$1,032,000						\$1,137,427
Sales Price	\$1,098,667	\$1,487,390	\$1,108,055	\$1,130,000	\$1,342,333	\$1,302,500	\$1,167,375						\$1,225,467
SP:LP%	100.50%	101.52%	106.36%	104.32%	116.29%	110.00%	113.68%						107.88%
SP to AV	1.49	1.38	1.13	1.34	1.47	1.45	1.54						1.41
# Units Sold	3	5	6	6	3	6	8						37
3 Mo Rate of Ab	1.76	2.53	3.83	3.08	1.94	1.50	1.11						2.25
Active Listings	6	4	4	8	11	11	6						7
Under Contracts	8	7	6	7	10	16	18						10

## Flashback! YTD 2022 vs YTD 2023

YTD	2022	2023	% Change
DOM	19	27	44.27%
Sales Price	\$1,114,619	\$1,225,467	9.94%
LP:SP	109.71%	107.88%	-1.67%
SP:AV	1.42	1.41	-0.45%



YTD	2022	2023	% Change
# Units Sold	69	37	-46.38%
Rate of Ab 3 Mo	1.67	2.25	35.08%
Actives	13	7	-45.65%
Under Contracts	18	10	-42.86%

## Millburn Yearly Market Trends



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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

