



Millburn

January 2023 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	10 Berkeley Road	Colonial	3	2.1	9	\$899,000	\$899,000	\$931,000	103.56%	\$710,500	1.31
2	43 Cedar Street	Colonial	3	2.1	9	\$995,000	\$995,000	\$995,000	100.00%	\$661,000	1.51
3	340 Wyoming Avenue	Colonial	5	4.1	87	\$1,480,000	\$1,399,000	\$1,370,000	97.93%	\$825,600	1.66
AVERAGE					35	\$1,124,667	\$1,097,667	\$1,098,667	100.50%	\$732,367	1.49

Active Listings in Millburn

Number of Units: 6
Average List Price: \$1,195,650
Average Days on Market: 112

Under Contract Listings in Millburn

Number of Units: 8
Average List Price: \$1,074,250
Average Days on Market: 34

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												35
List Price	\$1,097,667												\$1,097,667
Sales Price	\$1,098,667												\$1,098,667
SP:LP%	100.50%												100.50%
SP to AV	1.49												1.49
# Units Sold	3												3
3 Mo Rate of Ab	1.76												1.76
Active Listings	6												6
Under Contracts	8												8

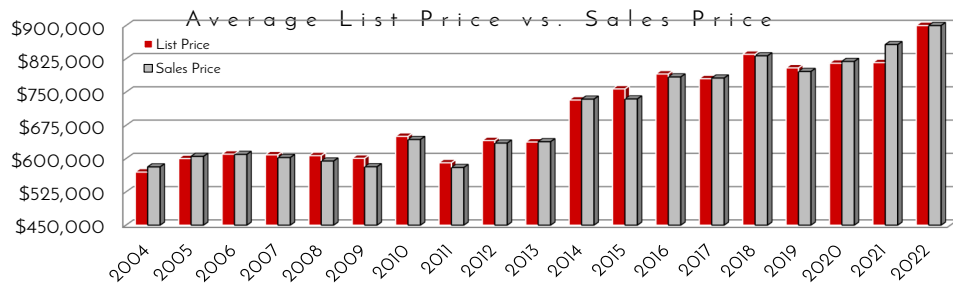
Flashback! YTD 2022 vs YTD 2023

YTD	2022	2023	% Change
DOM	19	35	88.17%
Sales Price	\$1,036,200	\$1,098,667	6.03%
LP:SP	108.08%	100.50%	-7.01%
SP:AV	1.31	1.49	14.20%



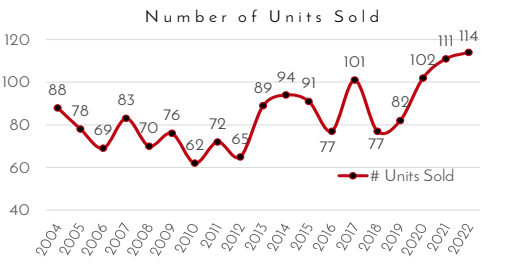
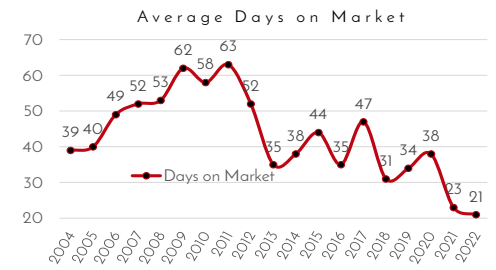
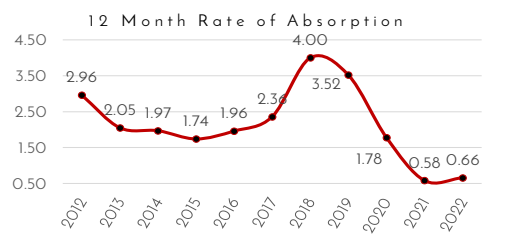
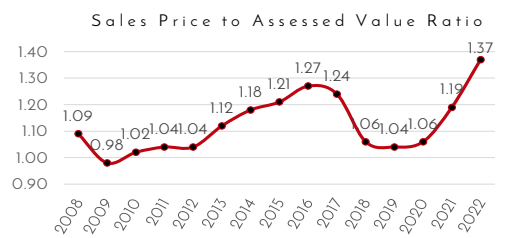
YTD	2022	2023	% Change
# Units Sold	10	3	-70.00%
Rate of Ab 3 Mo	0.73	1.76	141.10%
Actives	4	6	50.00%
Under Contracts	11	8	-27.27%

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	\$1,000,516
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



*2007 Tax Re-evaluation
Information compiled from the Garden State Multiple Listing Service. Deemed Reliable but not Guaranteed.