



# Millburn

## December 2023 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	245 Main Street Unit 6B	OneFloor	2	2.0	10	\$419,000	\$419,000	\$480,000	114.56%	\$369,100	1.30
2	22 Locust Avenue	CapeCod	3	2.0	27	\$655,000	\$655,000	\$655,000	100.00%	\$531,600	1.23
3	22 Sunset Drive	Colonial	3	1.1	16	\$855,000	\$855,000	\$888,000	103.86%	\$641,800	1.38
4	18 Cypress Street	Colonial	3	2.2	10	\$749,000	\$749,000	\$975,000	130.17%	\$577,000	1.69
5	130 Cypress Street	SplitLev	3	2.1	9	\$1,095,000	\$1,095,000	\$1,350,000	123.29%	\$846,100	1.60
6	42 Cedar Street	Colonial	5	3.1	23	\$1,795,000	\$1,795,000	\$1,825,000	101.67%	\$1,155,500	1.58
7	96 Sagamore Road	Colonial	4	3.1	10	\$1,796,000	\$1,796,000	\$2,050,000	114.14%	\$875,300	2.34
AVERAGE					15	\$1,052,000	\$1,052,000	\$1,174,714	112.53%		1.59

### *"Active"* Listings in Millburn

Number of Units: 3  
Average List Price: \$2,268,300  
Average Days on Market: 80

### *"Under Contract"* Listings in Millburn

Number of Units: 8  
Average List Price: \$869,611  
Average Days on Market: 21

# 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	15	25
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	\$1,052,000	\$1,108,268
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	\$1,174,714	\$1,203,233
SP:LP%	100.50%	101.52%	106.36%	104.32%	116.29%	110.00%	113.68%	107.50%	105.88%	105.64%	105.93%	112.53%	107.85%
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	1.59	1.47
# Units Sold	3	5	6	6	3	6	8	11	8	3	4	7	70
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	0.88	1.76
Active Listings	6	4	4	8	11	11	6	3	12	8	5	3	7
Under Contracts	8	7	6	7	10	16	18	9	4	11	9	8	9

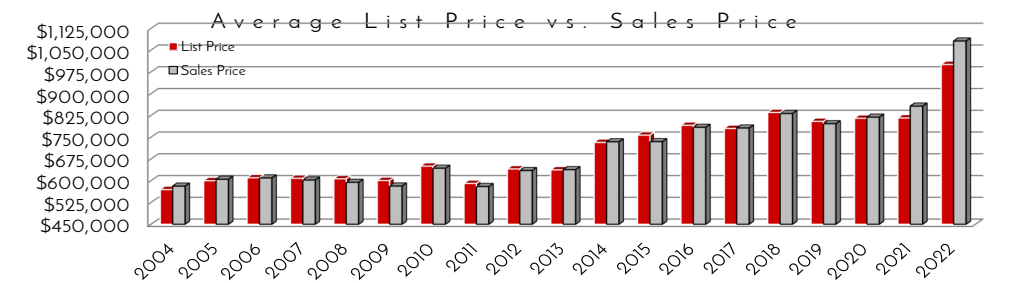
## Flashback! YTD 2022 vs YTD 2023

YTD	2022	2023	% Change
DOM	21	25	16.73%
Sales Price	\$1,081,407	\$1,203,233	11.27%
LP:SP	107.63%	107.85%	0.20%
SP:AV	1.37	1.47	7.20%

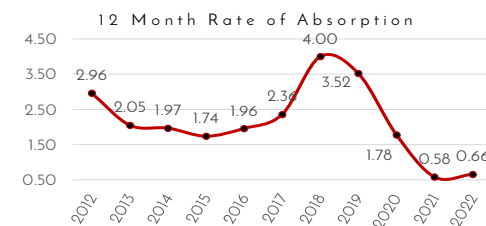
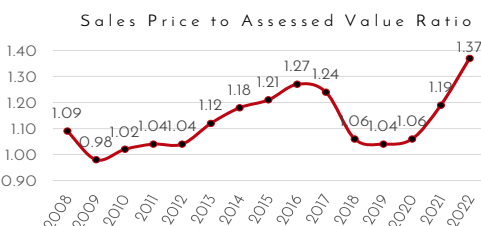


YTD	2022	2023	% Change
# Units Sold	114	70	-38.60%
Rate of Ab 3 Mo	1.44	1.76	22.38%
Actives	11	7	-40.88%
Under Contracts	14	9	-33.92%

## 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

