



# Millburn

## September 2023 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	206 Main Street	OneFloor	1	1.0	86	\$329,000	\$310,000	\$300,000	96.77%	\$231,900	1.29
2	81 Glen Avenue	CapeCod	4	2.1	15	\$799,000	\$799,000	\$820,000	102.63%	\$638,700	1.28
3	858 Ridgewood Road	Colonial	4	2.1	5	\$969,000	\$969,000	\$999,000	103.10%	\$793,000	1.26
4	426 Millburn Avenue	Victorian	3	1.0	14	\$995,000	\$995,000	\$999,999	100.50%	\$475,900	2.10
5	21 Sunset Drive	Split Level	4	2.0	9	\$995,000	\$995,000	\$1,076,500	108.19%	\$619,700	1.74
6	26 Meeker Place	Custom	4	3.0	15	\$1,312,000	\$1,312,000	\$1,275,000	97.18%		
7	56 Parkview Drive	Tudor	4	2.1	12	\$1,195,000	\$1,195,000	\$1,550,000	129.71%	\$948,700	1.63
8	429 Wyoming Avenue	Colonial	6	5.1	7	\$2,295,000	\$2,295,000	\$2,500,000	108.93%	\$1,620,800	1.54
AVERAGE					20	\$1,111,125	\$1,108,750	\$1,190,062	105.88%		1.55

### *Active* Listings in Millburn

Number of Units: 12  
Average List Price: \$1,142,824  
Average Days on Market: 29

### *Under Contract* Listings in Millburn

Number of Units: 4  
Average List Price: \$917,225  
Average Days on Market: 7

# 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				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				\$1,146,871
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				\$1,241,666
SP:LP%	100.50%	101.52%	106.36%	104.32%	116.29%	110.00%	113.68%	107.50%	105.88%				107.52%
SP to AV	1.49	1.38	1.13	1.34	1.47	1.45	1.54	1.46	1.55				1.45
# Units Sold	3	5	6	6	3	6	8	11	8				56
3 Mo Rate of Ab	1.76	2.53	3.83	3.08	1.94	1.50	1.11	0.66	1.38				1.98
Active Listings	6	4	4	8	11	11	6	3	12				7
Under Contracts	8	7	6	7	10	16	18	9	4				9

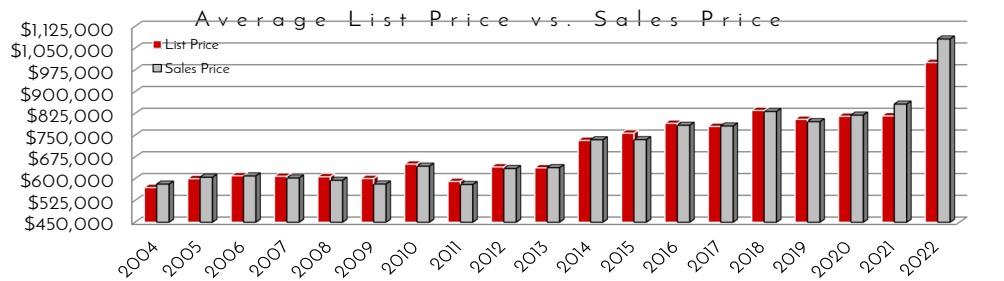
## Flashback! YTD 2022 vs YTD 2023

YTD	2022	2023	% Change
DOM	19	26	36.62%
Sales Price	\$1,086,324	\$1,241,666	14.30%
LP:SP	108.47%	107.52%	-0.88%
SP:AV	1.39	1.45	4.38%



YTD	2022	2023	% Change
# Units Sold	94	56	-40.43%
Rate of Ab 3 Mo	1.51	1.98	31.29%
Actives	13	7	-43.97%
Under Contracts	17	9	-43.33%

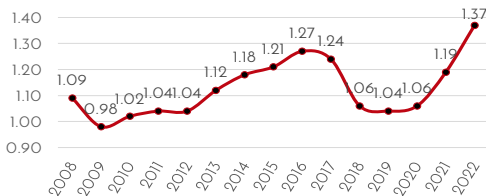
## Millburn Yearly Market Trends



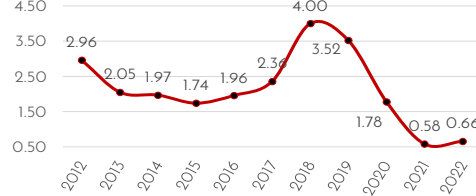
## Millburn Yearly Market Trends



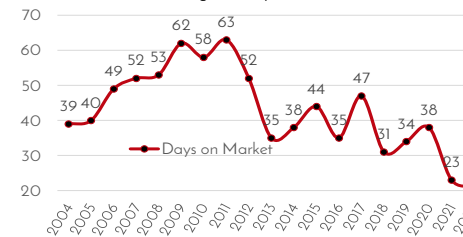
### Sales Price to Assessed Value Ratio



### 12 Month Rate of Absorption



### Average Days on Market



### Number of Units Sold

