

Millburn

May 2024 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	22 Oakdale Avenue	Colonial	3	1.1	16	\$815,000	\$815,000	\$875,600	107.44%	\$595,000	1.47
2	17B Spring Street	MultiFlr	4	3.1	41	\$1,195,000	\$1,075,000	\$1,075,000	100.00%	New	
3	446 Wyoming Avenue	Colonial	4	2.2	10	\$1,095,000	\$1,095,000	\$1,350,000	123.29%	\$755,800	1.79
4	920 Ridgewood Road	Tudor	5	2.1	8	\$1,198,000	\$1,198,000	\$1,450,000	121.04%	\$773,600	1.87
AVERAGE					19	\$1,075,750	\$1,045,750	\$1,187,650	112.94%		1.71

"Active" Listings in Millburn

Number of Units: 11
 Average List Price: \$1,625,289
 Average Days on Market: 18

"Under Contract" Listings in Millburn

Number of Units: 16
 Average List Price: \$1,426,562
 Average Days on Market: 20

Millburn 2024 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	22	11	10	14	19								16
List Price	\$850,983	\$1,000,000	\$1,012,178	\$775,390	\$1,045,750								\$916,422
Sales Price	\$849,998	\$1,080,000	\$1,127,000	\$924,000	\$1,187,650								\$1,005,026
SP:LP%	101.51%	106.65%	112.60%	116.53%	112.94%								109.62%
SP to AV	1.35	1.66	1.51	1.46	1.71								1.49
# Units Sold	7	2	5	5	4								23
3 Mo Rate of Ab	1.43	1.89	1.89	2.28	2.02								1.90
Active Listings	1	4	7	10	11								7
Under Contracts	5	6	6	12	16								9

Flashback! YTD 2023 vs YTD 2024

YTD	2023	2024	% Change
DOM	32	16	-49.18%
Sales Price	\$1,225,577	\$1,005,026	-18.00%
LP:SP	105.31%	109.62%	4.10%
SP:AV	1.34	1.49	11.35%

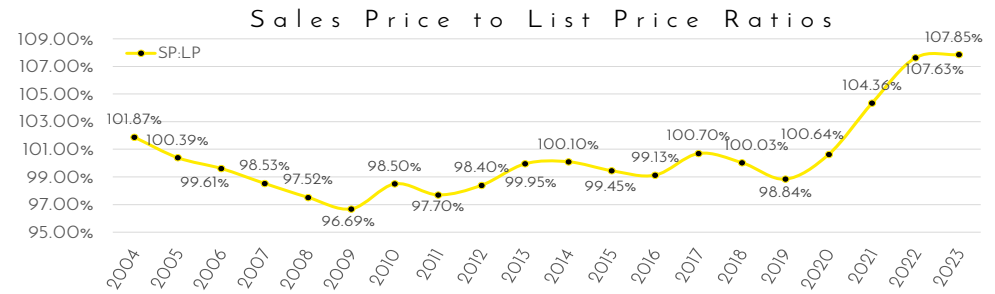


YTD	2023	2024	% Change
# Units Sold	23	23	0.00%
Rate of Ab 3 Mo	2.63	1.90	-27.63%
Actives	7	7	0.00%
Under Contracts	8	9	18.42%

Millburn Yearly Market Trends



Millburn Yearly Market Trends



Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
LP	\$569,609	\$599,980	\$610,041	\$608,441	\$606,636	\$600,629	\$650,173	\$590,527	\$640,603	\$637,344	\$731,984	\$797,032	\$790,793	\$780,104	\$835,104	\$804,479	\$815,011	\$816,271	\$1,000,516	\$1,108,268
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	\$819,044	\$857,038	\$1,081,407	\$1,203,233

