



Millburn

April 2021 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	TwndEndUn	2	1.0	7	\$399,000	\$399,000	\$407,000	102.01%	\$316,000	1.29
2	23 Oakdale Avenue	Colonial	3	2.1	1	\$632,000	\$632,000	\$632,400	100.06%	\$555,000	1.14
3	729 Ridgewood Road	Tudor	3	1.0	13	\$645,000	\$645,000	\$658,000	102.02%	\$589,700	1.12
4	50 Undercliff Road	Colonial	4	1.2	7	\$678,000	\$678,000	\$765,000	112.83%	\$694,400	1.10
5	10 River Lane	Colonial	4	2.1	40	\$849,900	\$849,900	\$870,000	102.36%	\$749,800	1.16
6	21 Bailey Road	Colonial	3	2.2	10	\$848,000	\$848,000	\$875,000	103.18%	\$735,600	1.19
7	890 Ridgewood Road	Colonial	4	2.1	9	\$899,000	\$899,000	\$999,900	111.22%	\$770,900	1.30
8	23 Myrtle Avenue	Colonial	5	2.1	8	\$949,000	\$949,000	\$1,100,000	115.91%	\$978,700	1.12
AVERAGE					12	\$737,488	\$737,488	\$788,413	106.20%		1.18

"Active" Listings in Millburn

Number of Units: 8
 Average List Price: \$741,125
 Average Days on Market: 12

"Under Contract" Listings in Millburn

Number of Units: 22
 Average List Price: \$906,568
 Average Days on Market: 24

Millburn 2021 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	26	30	57	12									33
List Price	\$700,833	\$616,667	\$678,667	\$737,488									\$694,727
Sales Price	\$744,230	\$604,000	\$686,597	\$788,413									\$721,694
SP:LP%	105.91%	96.91%	100.67%	106.20%									103.14%
SP to AV	1.14	1.20	1.00	1.18									1.11
# Units Sold	6	3	9	8									26
3 Mo Rate of Ab	1.37	1.69	2.62	2.86									2.14
Active Listings	11	8	9	8									9
Under Contracts	12	16	21	22									18

Flashback! YTD 2020 vs YTD 2021

YTD	2020	2021	% Change
DOM	58	33	-43.24%
Sales Price	\$721,614	\$721,694	0.01%
LP:SP	101.12%	103.14%	2.01%
SP:AV	0.997	1.112	11.49%



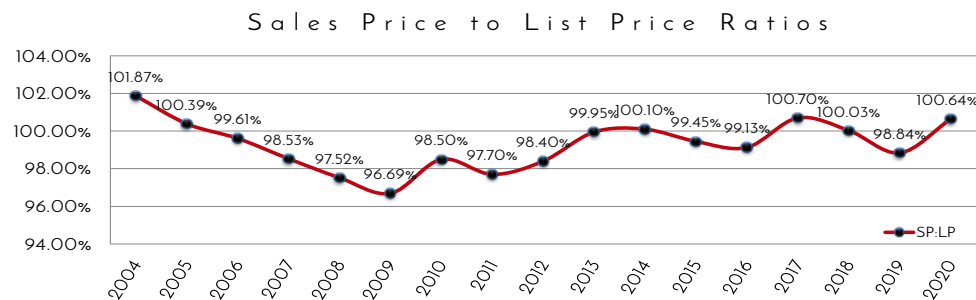
YTD	2020	2021	% Change
# Units Sold	29	26	-10.34%
Rate of Ab 3 Mo	4.35	2.86	-34.25%
Actives	12	8	-33.33%
Under Contracts	8	22	175.00%

Millburn Yearly Market Trends

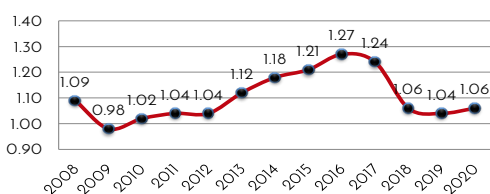


Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
LP	\$569,609	\$599,980	\$610,041	\$608,441	\$606,636	\$600,629	\$650,173	\$590,527	\$640,603	\$637,344	\$731,984	\$757,032	\$790,793	\$780,104	\$835,104	\$804,479	\$815,011
SP	\$581,274	\$604,983	\$609,323	\$602,349	\$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

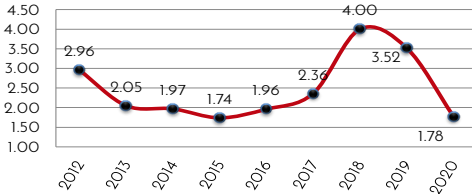
Millburn Yearly Market Trends



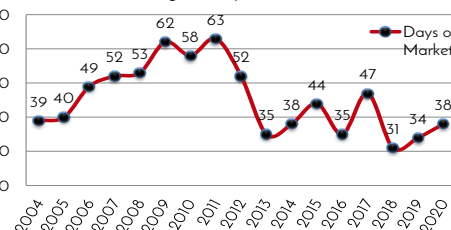
Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



Average Days on Market



Number of Units Sold

