



Millburn

November 2021 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	16 A Lakeside Drive	OneFloor	1	1.0	34	\$299,000	\$268,000	\$260,000	97.01%	\$243,000	1.07
2	206 Main Street #60	OneFloor	1	1.0	19	\$279,000	\$279,000	\$275,000	98.57%	\$241,600	1.14
3	206 Main Street #1003	OneFloor	1	1.0	18	\$295,000	\$295,000	\$289,000	97.97%	\$238,400	1.21
4	14 Old Short Hills Road	Bungalow	3	3.0	21	\$639,000	\$639,000	\$626,000	97.97%	\$551,700	1.13
5	134 Glen Avenue	CapeCod	4	2.0	20	\$655,000	\$655,000	\$640,000	97.71%	\$560,000	1.14
6	20 Locust Avenue	CapeCod	4	2.0	5	\$625,000	\$625,000	\$678,000	108.48%	\$634,100	1.07
7	44 Cypress Street	Colonial	4	1.1	9	\$675,000	\$675,000	\$741,000	109.78%	\$598,500	1.24
8	36 Willow Street	CapeCod	3	2.0	1	\$840,000	\$840,000	\$840,000	100.00%	\$512,400	1.64
9	65 Locust Avenue	Tudor	4	2.1	8	\$869,000	\$869,000	\$987,500	113.64%	\$784,900	1.26
10	14 Wittkop Place	Colonial	5	2.1	27	\$1,198,000	\$1,198,000	\$1,198,000	100.00%	\$853,500	1.40
11	30 Willow Street	TwnEndUn	5	4.1	1	\$1,200,000	\$1,200,000	\$1,200,000	100.00%		
AVERAGE					15	\$688,545	\$685,727	\$703,136	101.92%		1.23

"Active" Listings in Millburn

Number of Units: 7
Average List Price: \$821,143
Average Days on Market: 97

"Under Contract" Listings in Millburn

Number of Units: 15
Average List Price: \$871,467
Average Days on Market: 30

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	28	20	16	15	17	16	15		22
List Price	\$700,833	\$616,667	\$678,667	\$737,488	\$972,400	\$864,961	\$805,759	\$837,427	\$906,989	\$922,890	\$685,727		\$810,933
Sales Price	\$744,230	\$604,000	\$686,597	\$788,413	\$1,045,900	\$927,388	\$844,265	\$905,429	\$952,667	\$925,250	\$703,136		\$849,812
SP:LP%	105.91%	96.91%	100.67%	106.20%	105.34%	108.16%	103.76%	107.94%	104.72%	100.11%	101.92%		104.13%
SP to AV	1.14	1.20	1.00	1.18	1.16	1.27	1.19	1.20	1.27	1.14	1.23		1.18
# Units Sold	6	3	9	8	10	13	17	7	9	10	11		103
3 Mo Rate of Ab	1.37	1.69	2.62	2.86	2.09	1.68	1.34	1.15	1.22	0.99	1.01		1.64
Active Listings	11	8	9	8	13	10	17	14	11	9	7		11
Under Contracts	12	16	21	22	23	22	16	15	17	18	15		18

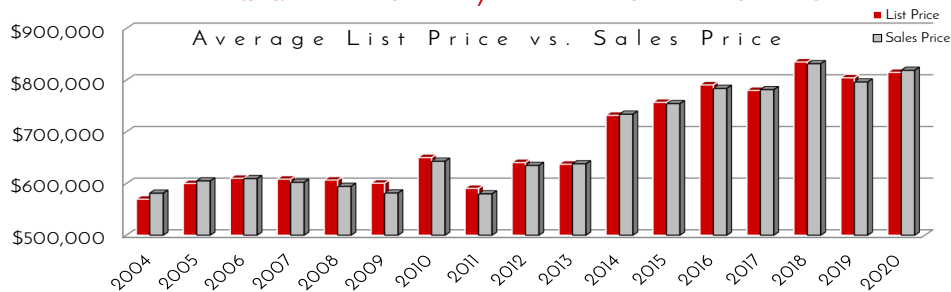
Flashback! YTD 2020 vs YTD 2021

YTD	2020	2021	% Change
DOM	41	22	-46.68%
Sales Price	\$804,937	\$849,812	5.57%
LP:SP	100.29%	104.13%	3.83%
SP:AV	1.062	1.184	11.51%



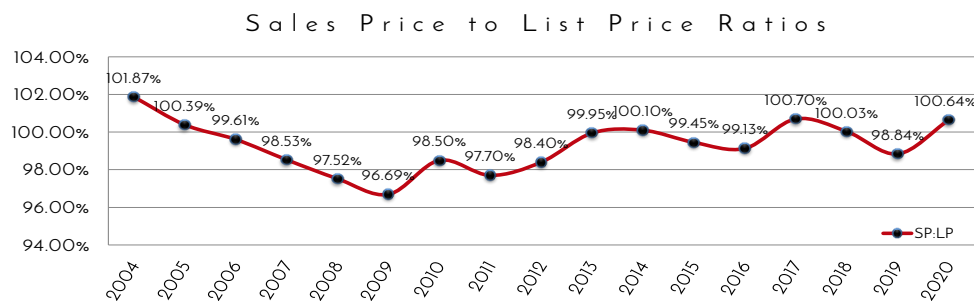
YTD	2020	2021	% Change
# Units Sold	84	103	22.62%
Rate of Ab 3 Mo	2.13	1.01	-52.58%
Actives	12	7	-41.67%
Under Contracts	19	15	-21.05%

Millburn Yearly Market Trends

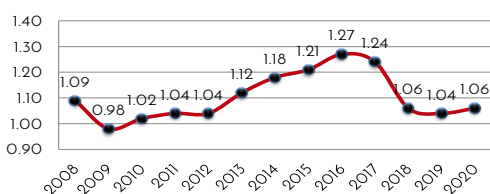


Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
LP	\$569,609	\$599,980	\$610,041	\$608,441	\$606,636	\$600,629	\$650,173	\$590,527	\$640,603	\$637,344	\$731,984	\$757,032	\$790,793	\$780,104	\$835,104	\$804,479	\$815,011
SP	\$581,274	\$604,983	\$609,523	\$602,349	\$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

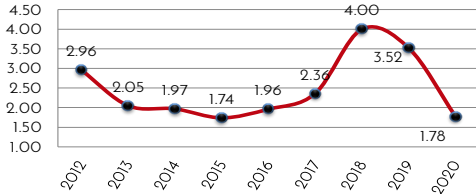
Millburn Yearly Market Trends



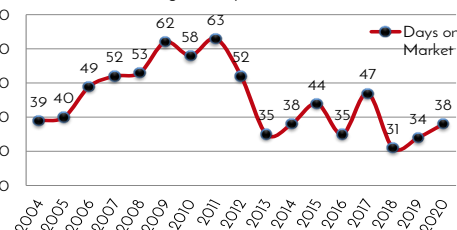
Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



Average Days on Market



Number of Units Sold

