



Millburn

October 2020 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	45 Cypress Street	Colonial	3	1.1	59	\$629,000	\$620,000	\$600,000	96.77%	\$540,300	1.11
2	15 Norwood Terrace	CapeCod	4	2.1	112	\$639,000	\$639,000	\$615,000	96.24%	\$657,000	0.94
3	88 Cypress Street	Colonial	4	1.1	16	\$639,900	\$639,900	\$639,000	99.86%	\$700,200	0.91
4	12 Norwood Terrace	Colonial	3	2.0	34	\$678,900	\$678,900	\$678,900	100.00%	\$633,800	1.07
5	18 Whittingham Terrace	Colonial	4	2.1	173	\$779,000	\$699,000	\$700,000	100.14%	\$752,800	0.93
6	51 Chestnut Street	SeeRem	3	2.2	30	\$1,195,000	\$1,195,000	\$1,180,000	98.74%	\$976,900	1.21
7	51 Sagamore Road	Contemp	5	4.1	14	\$1,250,000	\$1,250,000	\$1,325,000	106.00%	\$894,300	1.48
8	95 Mountain Avenue	Colonial	4	3.2	17	\$1,599,000	\$1,599,000	\$1,575,000	98.50%		
AVERAGE					57	\$926,225	\$915,100	\$914,113	99.53%		1.09

Active Listings in Millburn

Number of Units: 12
Average List Price: \$787,075
Average Days on Market: 58

Under Contract Listings in Millburn

Number of Units: 24
Average List Price: \$840,992
Average Days on Market: 28

Millburn 2020 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	80	66	46	54	13	46	29	22	29	57			43
List Price	\$709,200	\$646,180	\$795,767	\$683,700	\$714,667	\$962,271	\$734,827	\$840,700	\$865,200	\$915,100			\$799,720
Sales Price	\$689,100	\$651,800	\$811,556	\$691,830	\$716,296	\$958,714	\$728,413	\$841,560	\$854,960	\$914,113			\$799,509
SP:LP%	96.98%	100.01%	103.84%	101.28%	100.16%	98.99%	98.93%	100.02%	99.01%	99.53%			100.07%
SP to AV	0.94	1.04	0.98	1.02	1.11	1.12	1.06	1.14	1.05	1.09			1.06
# Units Sold	5	5	9	10	3	7	7	10	10	8			74
3 Mo Rate of Ab	6.18	8.23	5.66	4.35	4.83	4.52	3.95	2.30	2.34	2.09			4.45
Active Listings	17	13	13	12	14	20	16	15	22	12			15
Under Contracts	15	22	16	8	14	15	16	13	13	24			16

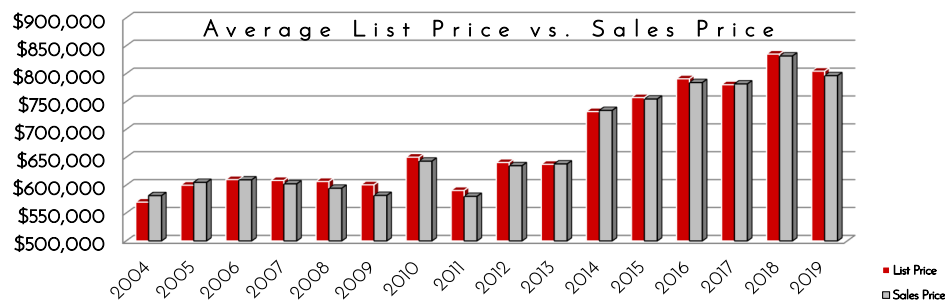
Flashback! YTD 2019 vs YTD 2020

YTD	2019	2020	% Change
DOM	33	43	31.05%
Sales Price	\$806,111	\$799,509	-0.82%
LP:SP	98.91%	100.07%	1.17%
SP:AV	1.043	1.055	1.24%

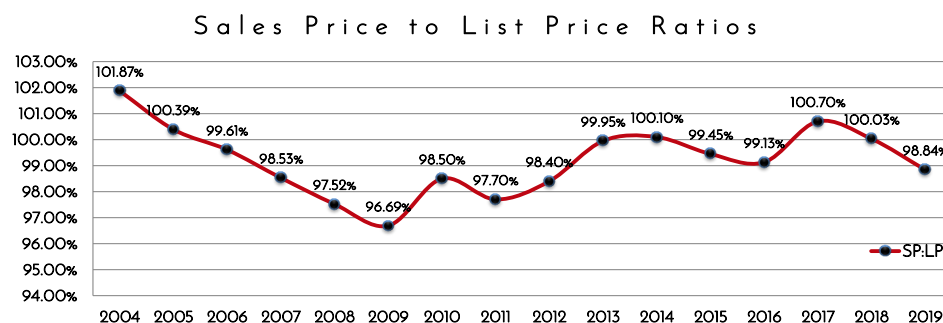


YTD	2019	2020	% Change
# Units Sold	74	74	0.00%
Rate of Ab 3 Mo	4.27	2.09	-51.05%
Actives	21	12	-42.86%
Under Contracts	9	24	166.67%

Millburn Yearly Market Trends

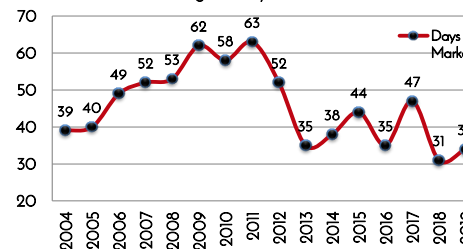


Millburn Yearly Market Trends

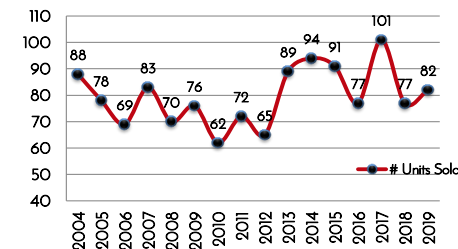


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
LP	\$569,609	\$599,980	\$610,041	\$608,441	\$606,636	\$600,629	\$650,173	\$590,527	\$640,603	\$637,344	\$731,984	\$757,032	\$790,793	\$780,104	\$835,104	\$804,479
SP	\$581,274	\$604,983	\$609,523	\$602,349	\$594,510	\$581,626	\$643,078	\$579,916	\$634,919	\$638,079	\$734,040	\$734,490	\$784,069	\$784,069	\$781,603	\$796,411

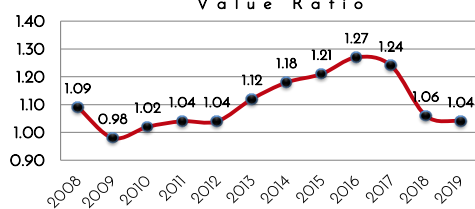
Average Days on Market



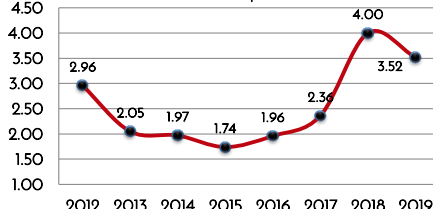
Number of Units Sold



Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



*2007 Tax Re-evaluation

Data only available until 2012

Millburn/Short Hills Combined for R of A