



KELLERWILLIAMS.

Millburn

September 2020 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 C430A	OneFloor	2	1.0	45	\$275,000	\$275,000	\$275,000	100.00%	\$296,800	0.93
2	72 Cypress Street	CapeCod	4	2.0	7	\$599,000	\$599,000	\$601,600	100.43%	\$640,100	0.94
3	19 Bodwell Terrace	Colonial,	3	2.0	45	\$699,000	\$699,000	\$655,000	93.71%	\$726,000	0.90
4	28 Milton Street	Colonial	3	2.0	13	\$699,000	\$699,000	\$700,000	100.14%	\$628,700	1.11
5	19 Bailey Road	Colonial	3	1.0	34	\$715,000	\$715,000	\$715,000	100.00%	\$666,100	1.07
6	40 Glen Avenue	Custom	5	2.1	8	\$750,000	\$750,000	\$765,000	102.00%	\$637,600	1.20
7	46 Greenwood Drive	Tudor	3	2.2	24	\$878,000	\$878,000	\$855,000	97.38%	\$753,100	1.14
8	31 Undercliff Road	Colonial	4	2.2	1	\$998,000	\$998,000	\$998,000	100.00%	\$871,300	1.15
9	68 Southern Slope Drive	Colonial	6	4.2	79	\$1,450,000	\$1,440,000	\$1,410,000	97.92%		
10	353 Wyoming Avenue	Custom	5	4.0	30	\$1,599,000	\$1,599,000	\$1,575,000	98.50%		
AVERAGE					29	\$866,200	\$865,200	\$854,960	99.01%		1.05

"Active" Listings in Millburn

Number of Units: 22
Average List Price: \$799,305
Average Days on Market: 37

"Under Contract" Listings in Millburn

Number of Units: 13
Average List Price: \$786,831
Average Days on Market: 44

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					42
List Price	\$709,200	\$646,180	\$795,767	\$683,700	\$714,667	\$962,271	\$734,827	\$840,700					\$785,735
Sales Price	\$689,100	\$651,800	\$811,556	\$691,830	\$716,296	\$958,714	\$728,413	\$841,560					\$785,618
SP:LP%	96.98%	100.01%	103.84%	101.28%	100.16%	98.99%	98.93%	100.02%					100.13%
SP to AV	0.94	1.04	0.98	1.02	1.11	1.12	1.06	1.14					1.05
# Units Sold	5	5	9	10	3	7	7	10					56
3 Mo Rate of Ab	6.18	8.23	5.66	4.35	4.83	4.52	3.95	2.30					5.00
Active Listings	17	13	13	12	14	20	16	15					15
Under Contracts	15	22	16	8	14	15	16	13					15

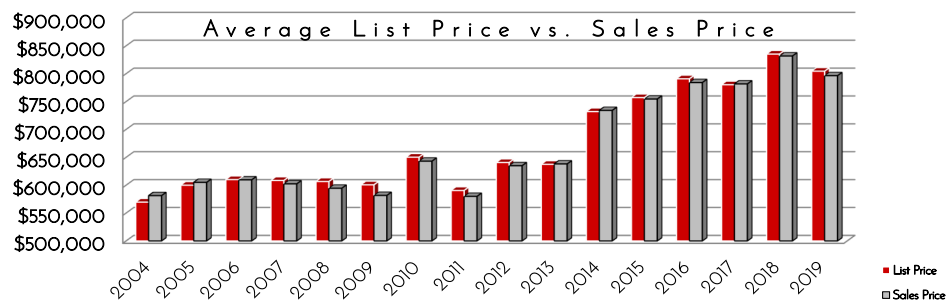
Flashback! YTD 2019 vs YTD 2020

YTD	2019	2020	% Change
DOM	32	42	31.80%
Sales Price	\$813,723	\$785,618	-3.45%
LP:SP	99.05%	100.13%	1.09%
SP:AV	1.049	1.051	0.23%

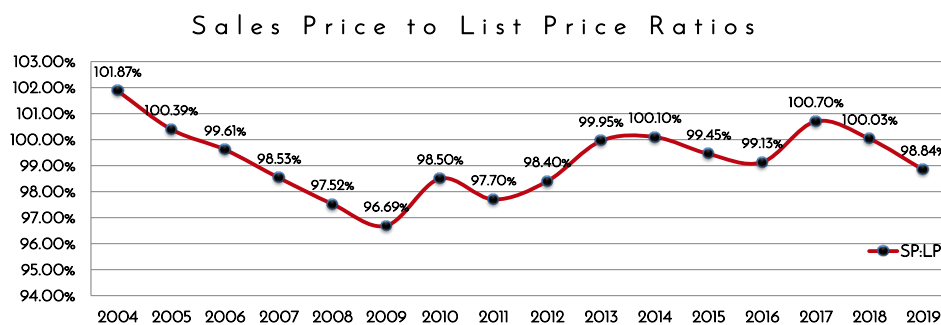


YTD	2019	2020	% Change
# Units Sold	68	66	-2.94%
Rate of Ab 3 Mo	3.19	2.34	-26.65%
Actives	17	22	29.41%
Under Contracts	11	13	18.18%

Millburn Yearly Market Trends

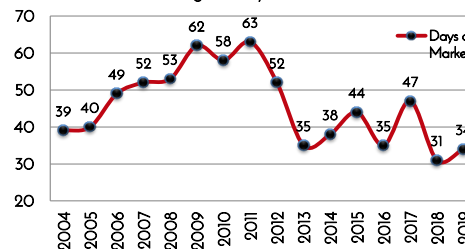


Millburn Yearly Market Trends

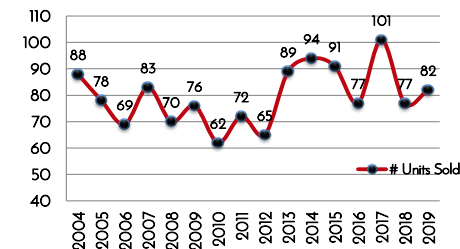


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
LP	\$569,609	\$599,980	\$610,041	\$608,441	\$606,636	\$600,629	\$650,173	\$590,527	\$640,603	\$637,344	\$731,984	\$757,032	\$790,793	\$780,104	\$835,104	\$804,479
SP	\$581,274	\$604,983	\$609,523	\$602,349	\$594,510	\$581,626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

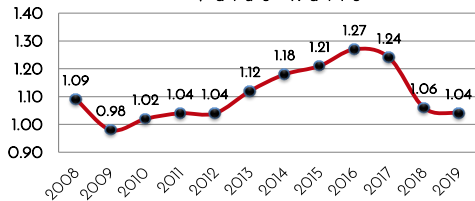
Average Days on Market



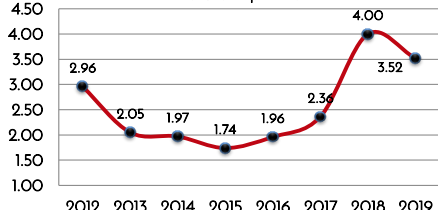
Number of Units Sold



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