



# Millburn

## November 2020 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	46 Cypress Street	Colonial	3	1.1	8	\$575,000	\$575,000	\$595,000	103.48%	\$547,400	1.09
2	745 Ridgewood Road	Colonial	3	1.1	77	\$610,000	\$610,000	\$600,000	98.36%	\$562,000	1.07
3	106 Glen Avenue	Colonial	4	2.1	47	\$695,000	\$669,000	\$645,000	96.41%	\$684,000	0.94
4	89 Spring Street	Split Level	4	2.0	9	\$699,000	\$699,000	\$735,000	105.15%	\$595,400	1.23
5	378 Wyoming Avenue	Colonial	5	3.1	42	\$849,000	\$798,000	\$798,000	100.00%	\$722,900	1.10
6	817 Ridgewood Road	Colonial,	5	2.1	8	\$849,000	\$849,000	\$829,000	97.64%	\$826,100	1.00
7	42 Whittingham Terrace	Colonial	4	2.2	22	\$999,800	\$999,800	\$897,000	89.72%	\$836,000	1.07
8	172 Myrtle Avenue	Colonial	5	3.1	11	\$985,000	\$985,000	\$1,026,000	104.16%	\$878,600	1.17
9	30 Maple Terrace	Colonial	4	3.2	9	\$800,000	\$800,000	\$1,026,000	128.25%	\$785,300	1.31
10	49 Chestnut Street	Custom	5	2.1	20	\$1,350,000	\$1,350,000	\$1,300,000	96.30%		
<b>AVERAGE</b>					25	\$841,180	\$833,480	\$845,100	101.95%		1.11

### *"Active"* Listings in Millburn

Number of Units: 12  
 Average List Price: \$754,658  
 Average Days on Market: 54

### *"Under Contract"* Listings in Millburn

Number of Units: 19  
 Average List Price: \$740,263  
 Average Days on Market: 31

# 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	25		41
List Price	\$709,200	\$646,180	\$795,767	\$683,700	\$714,667	\$962,271	\$734,827	\$840,700	\$865,200	\$915,100	\$833,480		\$803,739
Sales Price	\$689,100	\$651,800	\$811,556	\$691,830	\$716,296	\$958,714	\$728,413	\$841,560	\$854,960	\$914,113	\$845,100		\$804,937
SP:LP%	96.98%	100.01%	103.84%	101.28%	100.16%	98.99%	98.93%	100.02%	99.01%	99.53%	101.95%		100.29%
SP to AV	0.94	1.04	0.98	1.02	1.11	1.12	1.06	1.14	1.05	1.09	1.11		1.06
# Units Sold	5	5	9	10	3	7	7	10	10	8	10		84
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	2.13		4.23
Active Listings	17	13	13	12	14	20	16	15	22	12	12		15
Under Contracts	15	22	16	8	14	15	16	13	13	24	19		16

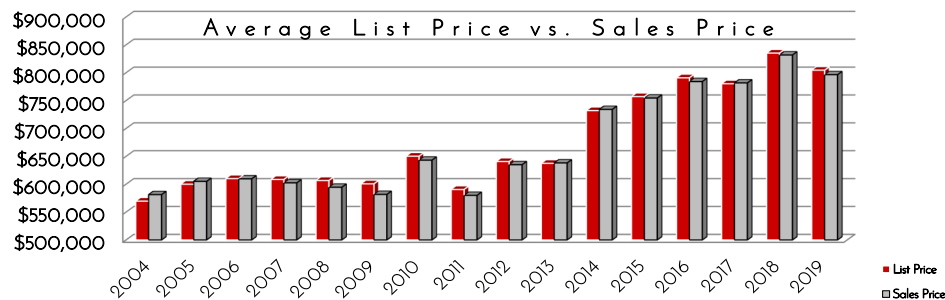
## Flashback! YTD 2019 vs YTD 2020

YTD	2019	2020	% Change
DOM	32	41	27.41%
Sales Price	\$814,282	\$804,937	-1.15%
LP:SP	98.95%	100.29%	1.35%
SP:AV	1.043	1.062	1.84%

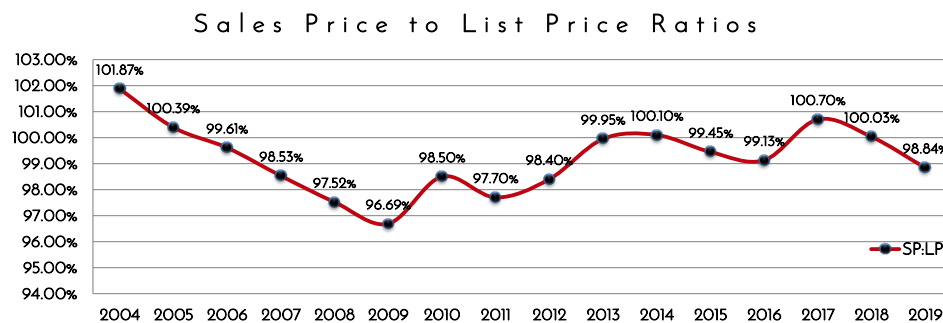


YTD	2019	2020	% Change
# Units Sold	77	84	9.09%
Rate of Ab 3 Mo	5.49	2.13	-61.20%
Actives	17	12	-29.41%
Under Contracts	12	19	58.33%

## Millburn Yearly Market Trends



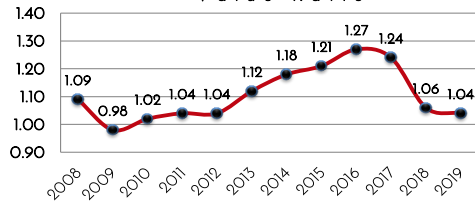
## Millburn Yearly Market Trends



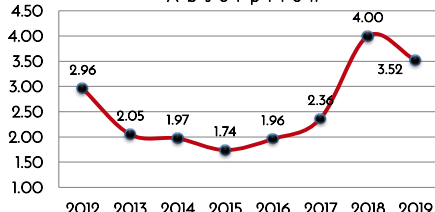
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
LP	\$569,609	\$599,980	\$610,041	\$608,441	\$606,636	\$600,629	\$650,173	\$590,527	\$640,603	\$637,344	\$731,984	\$757,032	\$790,793	\$780,104	\$835,104	\$804,479
SP	\$581,274	\$604,983	\$609,523	\$602,349	\$594,510	\$581,626	\$643,078	\$579,916	\$634,919	\$638,079	\$734,040	\$734,490	\$784,069	\$784,069	\$781,605	\$796,411

## Sales Price to List Price Ratios

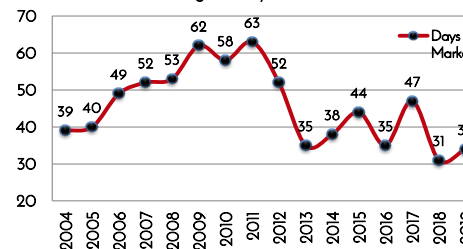
## Sales Price to Assessed Value Ratio



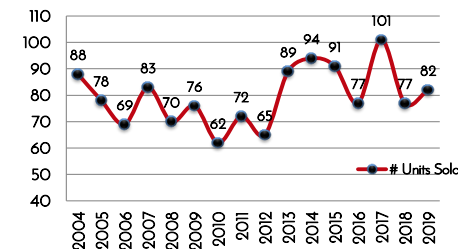
## 12 Month Rate of Absorption



## Average Days on Market



## Number of Units Sold



\*2007 Tax Re-evaluation

Data only available until 2012

Millburn/Short Hills Combined for R of A