



Millburn

January 2021 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	16 Lakeside Drive	OneFloor	1	1.0	47	\$279,000	\$279,000	\$262,500	94.09%	\$242,100	1.08
2	76 Locust Avenue	Colonial	3	2.1	18	\$550,000	\$550,000	\$680,000	123.64%	\$614,700	1.11
3	846 Ridgewood Road	Tudor	4	1.1	14	\$739,000	\$739,000	\$785,880	106.34%	\$794,700	0.99
4	46 Milton Street	Colonial	4	2.0	12	\$799,000	\$799,000	\$812,000	101.63%	\$605,600	1.34
5	33 South Mountain Road	Colonial	3	2.2	9	\$899,000	\$899,000	\$999,999	111.23%	\$894,700	1.12
6	47 Myrtle Avenue	Tudor	3	2.1	54	\$939,000	\$939,000	\$925,000	98.51%	\$777,600	1.19
AVERAGE					26	\$700,833	\$700,833	\$744,230	105.91%		1.14

"Active" Listings in Millburn

Number of Units: 11
Average List Price: \$750,436
Average Days on Market: 67

"Under Contract" Listings in Millburn

Number of Units: 12
Average List Price: \$646,908
Average Days on Market: 58

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												26
List Price	\$700,833												\$700,833
Sales Price	\$744,230												\$744,230
SP:LP%	105.91%												105.91%
SP to AV	1.14												1.14
# Units Sold	6												6
3 Mo Rate of Ab	1.37												1.37
Active Listings	11												11
Under Contracts	12												12

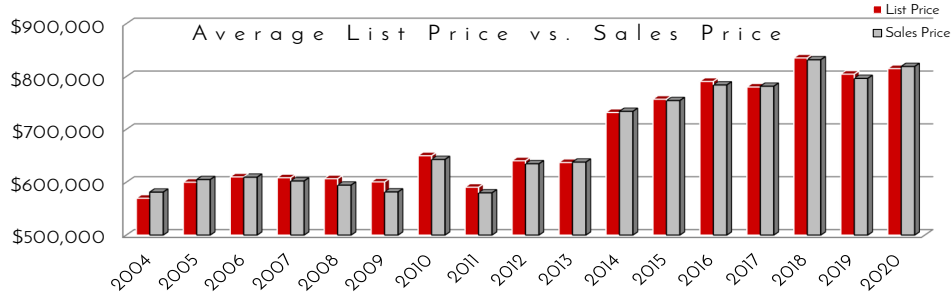
Flashback! YTD 2020 vs YTD 2021

YTD	2020	2021	% Change
DOM	80	26	-67.76%
Sales Price	\$689,100	\$744,230	8.00%
LP:SP	96.98%	105.91%	9.20%
SP:AV	0.939	1.138	21.13%



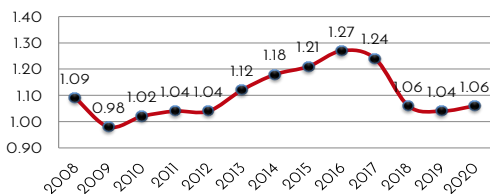
YTD	2020	2021	% Change
# Units Sold	5	6	20.00%
Rate of Ab 3 Mo	6.18	1.37	-77.83%
Actives	17	11	-35.29%
Under Contracts	15	12	-20.00%

Millburn Yearly Market Trends



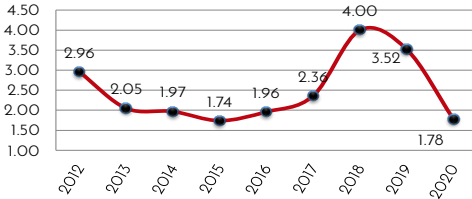
Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
LP	\$569,609	\$599,980	\$610,041	\$608,441	\$606,636	\$600,629	\$650,173	\$590,527	\$640,603	\$637,344	\$731,984	\$757,032	\$790,793	\$780,104	\$835,104	\$804,479	\$815,011
SP	\$581,274	\$604,983	\$609,523	\$602,349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

Sales Price to Assessed Value Ratio



*2007 Tax Re-evaluation

12 Month Rate of Absorption

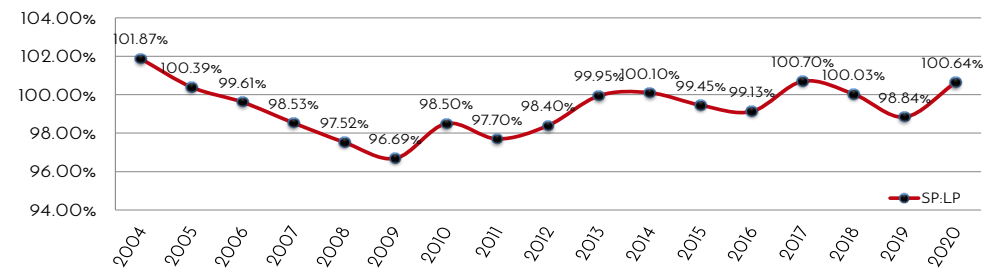


Data only available until 2012

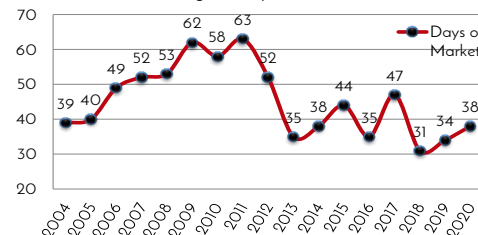
Millburn/Short Hills Combined for R of A

Millburn Yearly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

