



Millburn

February 2021 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	56A Lakeside Drive	OneFloor	1	1.0	2	\$289,000	\$289,000	\$270,000	93.43%	\$243,300	1.11
2	20 Church Street	Colonial	3	2.2	60	\$612,000	\$612,000	\$600,000	98.04%	\$444,300	1.35
3	109 Glen Avenue	Victrian	4	2.1	28	\$949,000	\$949,000	\$942,000	99.26%	\$836,200	1.13
AVERAGE					30	\$616,667	\$616,667	\$604,000	96.91%		1.20

"Active" Listings in Millburn

Number of Units: 8
Average List Price: \$1,026,738
Average Days on Market: 74

"Under Contract" Listings in Millburn

Number of Units: 16
Average List Price: \$715,369
Average Days on Market: 46

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											27
List Price	\$700,833	\$616,667											\$672,778
Sales Price	\$744,230	\$604,000											\$697,487
SP:LP%	105.91%	96.91%											102.91%
SP to AV	1.14	1.20											1.16
# Units Sold	6	3											9
3 Mo Rate of Ab	1.37	1.69											1.53
Active Listings	11	8											10
Under Contracts	12	16											14

Flashback! YTD 2020 vs YTD 2021

YTD	2020	2021	% Change
DOM	73	27	-62.81%
Sales Price	\$670,450	\$697,487	4.03%
LP:SP	98.50%	102.91%	4.48%
SP:AV	0.990	1.157	16.91%



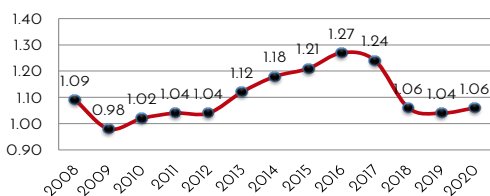
YTD	2020	2021	% Change
# Units Sold	10	9	-10.00%
Rate of Ab 3 Mo	8.55	1.69	-80.23%
Actives	13	8	-38.46%
Under Contracts	22	16	-27.27%

Millburn Yearly Market Trends



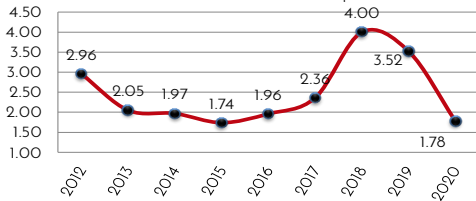
Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
LP	\$569,609	\$599,980	\$610,041	\$608,441	\$606,636	\$600,629	\$650,173	\$590,527	\$640,603	\$637,344	\$731,984	\$757,032	\$790,793	\$780,104	\$835,104	\$804,479	\$815,011
SP	\$581,274	\$604,983	\$609,523	\$602,349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

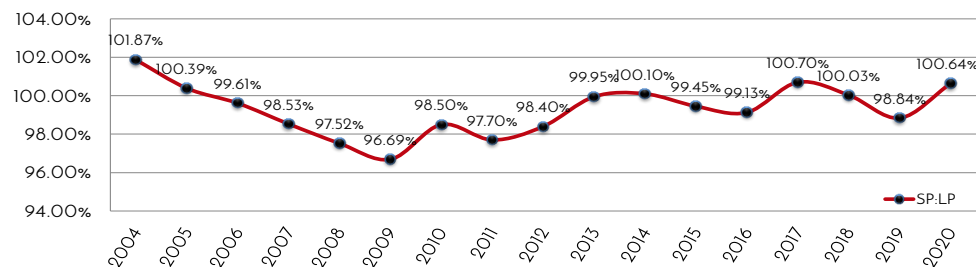


Data only available until 2012

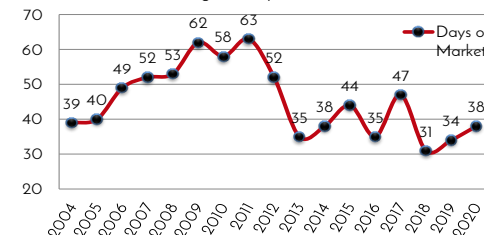
Millburn/Short Hills Combined for R of A

Millburn Yearly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

