



KELLERWILLIAMS.

Millburn

July 2021 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	14 B Lakeside Drive	MultiFlr	1	1.0	7	\$289,000	\$289,000	\$275,000	95.16%	\$246,600	1.12
2	176 Millburn Avenue	TwnIntUn	2	1.0	15	\$375,000	\$375,000	\$360,000	96.00%	\$299,500	1.20
3	176 Millburn Avenue	TwnIntUn	2	1.0	33	\$465,000	\$449,000	\$430,000	95.77%	\$313,000	1.37
4	76 Linden Street	Colonial	3	1.0	16	\$625,000	\$625,000	\$600,000	96.00%	\$625,400	0.96
5	20 Oakdale Avenue	Colonial	3	1.1	60	\$599,000	\$599,000	\$615,000	102.67%	\$627,800	0.98
6	14 Edgewood Terrace	Colonial	4	1.1	12	\$619,000	\$619,000	\$660,000	106.62%	\$615,200	1.07
7	23 Duncan Street	Ranch	2	2.0	21	\$750,000	\$698,000	\$705,000	101.00%	\$635,700	1.11
8	234 Sagamore Road	Colonial	5	3.1	6	\$799,000	\$799,000	\$780,000	97.62%	\$1,068,300	0.73
9	20 Old Short Hills Road	Colonial	3	1.1	7	\$625,000	\$625,000	\$781,000	124.96%	\$580,000	1.35
10	120 Greenwood Drive	Colonial	3	2.1	15	\$849,000	\$849,000	\$873,000	102.83%	\$745,800	1.17
11	14 Meeker Place	HalfDupl	5	4.1	8	\$899,000	\$899,000	\$888,000	98.78%	\$638,300	1.39
12	240 Glen Avenue	Colonial	5	2.1	11	\$925,000	\$925,000	\$925,000	100.00%	\$839,800	1.10
13	119 Cypress Street	Colonial	4	1.1	7	\$799,000	\$799,000	\$926,000	115.89%	\$686,200	1.35
14	50 Greenwood Drive	Tudor	4	3.1	11	\$1,050,000	\$1,050,000	\$1,142,500	108.81%	\$853,700	1.34
15	372 Wyoming Avenue	Colonial	4	3.1	12	\$1,199,000	\$1,199,000	\$1,317,000	109.84%	\$1,023,000	1.29
16	45 Sagamore Road	Ranch	4	3.1	17	\$1,399,000	\$1,399,000	\$1,450,000	103.65%	\$947,300	1.53
17	2 Parkview Drive	Colonial	6	4.2	15	\$1,499,900	\$1,499,900	\$1,625,000	108.34%		
AVERAGE					16	\$809,759	\$805,759	\$844,265	103.76%		1.19

"Active" Listings in Millburn

Number of Units: 17
Average List Price: \$726,282
Average Days on Market: 49

"Under Contract" Listings in Millburn

Number of Units: 16
Average List Price: \$877,494
Average Days on Market: 17

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	57	12	28	20	16						25
List Price	\$700,833	\$616,667	\$678,667	\$737,488	\$972,400	\$864,961	\$805,759						\$798,929
Sales Price	\$744,230	\$604,000	\$686,597	\$788,413	\$1,045,900	\$927,388	\$844,265						\$842,903
SP:LP%	105.91%	96.91%	100.67%	106.20%	105.34%	108.16%	103.76%						104.62%
SP to AV	1.14	1.20	1.00	1.18	1.16	1.27	1.19						1.17
# Units Sold	6	3	9	8	10	13	17						66
3 Mo Rate of Ab	1.37	1.69	2.62	2.86	2.09	1.68	1.34						1.95
Active Listings	11	8	9	8	13	10	17						11
Under Contracts	12	16	21	22	23	22	16						19

Flashback! YTD 2020 vs YTD 2021

YTD	2020	2021	% Change
DOM	49	25	-48.04%
Sales Price	\$758,382	\$842,903	11.14%
LP:SP	100.40%	104.62%	4.21%
SP:AV	1.028	1.171	13.91%



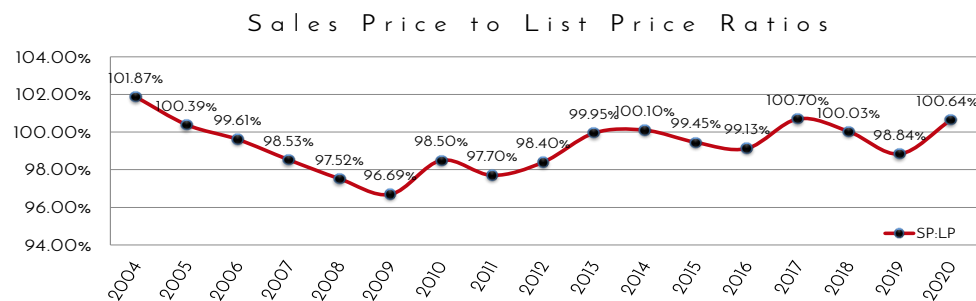
YTD	2020	2021	% Change
# Units Sold	46	66	43.48%
Rate of Ab 3 Mo	3.95	1.34	-66.08%
Actives	16	17	6.25%
Under Contracts	16	16	0.00%

Millburn Yearly Market Trends

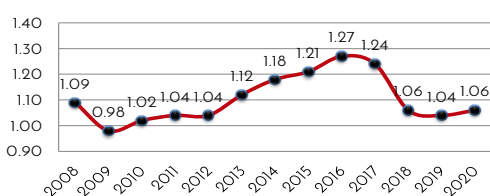


Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
LP	\$569,609	\$599,980	\$610,041	\$608,441	\$606,636	\$600,629	\$650,173	\$590,527	\$640,603	\$637,344	\$731,984	\$757,032	\$790,793	\$780,104	\$835,104	\$804,479	\$815,011
SP	\$581,274	\$604,983	\$609,523	\$602,349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

Millburn Yearly Market Trends

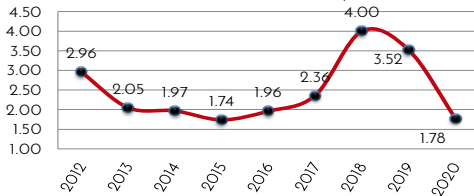


Sales Price to Assessed Value Ratio



*2007 Tax Re-evaluation

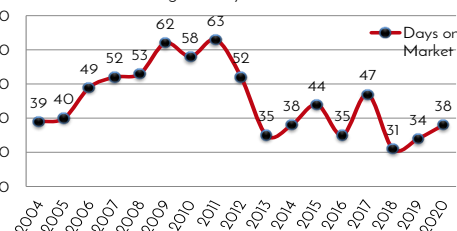
12 Month Rate of Absorption



Data only available until 2012

Millburn/Short Hills Combined for R of A

Average Days on Market



Number of Units Sold

