



KELLERWILLIAMS.

Millburn

October 2021 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	140 Glen Avenue	CapeCod	4	2.0	16	\$549,000	\$549,000	\$520,000	94.72%	\$571,400	0.91
2	6 Norwood Terrace	Ranch	4	3.0	9	\$698,000	\$698,000	\$725,000	103.87%	\$646,800	1.12
3	88 Maple Street	Tudor	3	2.0	20	\$795,000	\$795,000	\$795,000	100.00%	\$750,000	1.06
4	19 Locust Avenue	Ranch	3	3.0	11	\$799,000	\$799,000	\$827,000	103.50%	\$633,700	1.31
5	99 Cypress Street	Custom	4	2.0	23	\$824,900	\$824,900	\$803,500	97.41%	\$712,500	1.13
6	81 Maple Street	Colonial	3	2.1	8	\$875,000	\$875,000	\$905,000	103.43%	\$801,500	1.13
7	250 Glen Avenue	Colonial	4	2.1	14	\$899,000	\$899,000	\$885,000	98.44%	\$805,000	1.10
8	1 Haran Circle	Split Level	3	2.1	22	\$899,000	\$899,000	\$877,000	97.55%	\$842,000	1.04
9	76 Locust Avenue	Colonial	5	3.1	6	\$1,395,000	\$1,395,000	\$1,500,000	107.53%	New	
10	50 Cedar Street	Colonial	5	4.1	35	\$1,495,000	\$1,495,000	\$1,415,000	94.65%	\$954,800	1.48
AVERAGE					16	\$922,890	\$922,890	\$925,250	100.11%		1.14

"Active" Listings in Millburn

Number of Units: 9
Average List Price: \$841,667
Average Days on Market: 96

"Under Contract" Listings in Millburn

Number of Units: 18
Average List Price: \$769,333
Average Days on Market: 20

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	15	17	16			23
List Price	\$700,833	\$616,667	\$678,667	\$737,488	\$972,400	\$864,961	\$805,759	\$837,427	\$906,989	\$922,890			\$825,903
Sales Price	\$744,230	\$604,000	\$686,597	\$788,413	\$1,045,900	\$927,388	\$844,265	\$905,429	\$952,667	\$925,250			\$867,349
SP:LP%	105.91%	96.91%	100.67%	106.20%	105.34%	108.16%	103.76%	107.94%	104.72%	100.11%			104.39%
SP to AV	1.14	1.20	1.00	1.18	1.16	1.27	1.19	1.20	1.27	1.14			1.18
# Units Sold	6	3	9	8	10	13	17	7	9	10			92
3 Mo Rate of Ab	1.37	1.69	2.62	2.86	2.09	1.68	1.34	1.15	1.22	0.99			1.70
Active Listings	11	8	9	8	13	10	17	14	11	9			11
Under Contracts	12	16	21	22	23	22	16	15	17	18			18

Flashback! YTD 2020 vs YTD 2021

YTD	2020	2021	% Change
DOM	43	23	-47.35%
Sales Price	\$799,509	\$867,349	8.49%
LP:SP	100.07%	104.39%	4.33%
SP:AV	1.055	1.179	11.70%

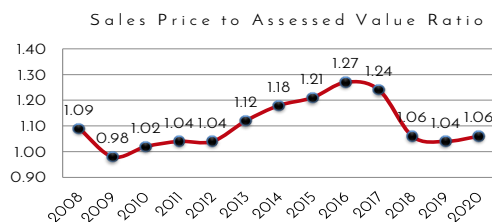


YTD	2020	2021	% Change
# Units Sold	74	92	24.32%
Rate of Ab 3 Mo	2.09	0.99	-52.63%
Actives	12	9	-25.00%
Under Contracts	24	18	-25.00%

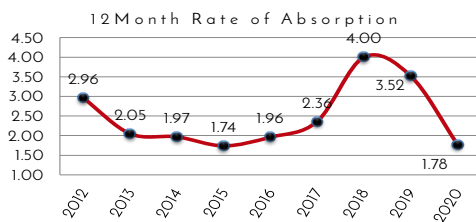
Millburn Yearly Market Trends



	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	\$835,104	\$831,725	\$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



*2007 Tax Re-evaluation

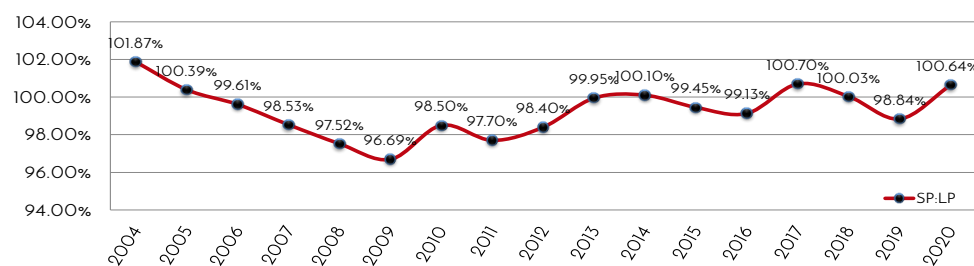


Data only available until 2012

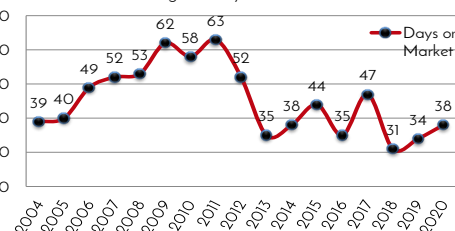
Millburn/Short Hills Combined for R of A

Millburn Yearly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

