

Millburn

May 2025 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	70A Lakeside Drive	OneFloor	1	1.0	13	\$377,000	\$377,000	\$377,000	100.00%	\$239,900	1.57
2	422 Millburn Avenue	Colonial	4	2.1	1	\$1,100,000	\$1,100,000	\$1,100,000	100.00%	\$480,400	2.29
3	17A Spring Street	TwnEndUn	4	3.1	16	\$1,250,000	\$1,250,000	\$1,280,000	102.40%	\$741,200	1.73
4	167 Myrtle Avenue	Colonial	4	2.1	12	\$1,288,000	\$1,288,000	\$1,414,000	109.78%	\$744,900	1.90
5	139 Sagamore Road	Tudor	4	2.1	10	\$1,295,000	\$1,295,000	\$1,530,000	118.15%	\$848,300	1.80
6	49 Greenwood Drive	Tudor	4	3.0	10	\$1,295,000	\$1,295,000	\$1,600,000	123.55%	\$870,000	1.84
7	506 Wyoming Avenue	Colonial	5	2.3	11	\$1,490,000	\$1,490,000	\$1,655,000	111.07%	\$787,200	2.10
8	420 Millburn Avenue	Colonial	5	4.0	24	\$1,850,000	\$1,850,000	\$1,750,000	94.59%	\$734,400	2.38
9	86 Elm Street	Colonial	5	3.1	9	\$1,595,000	\$1,595,000	\$1,910,000	119.75%	\$950,200	2.01
10	2 Wittkop Place	Colonial	5	5.0	33	\$2,198,999	\$2,198,999	\$2,065,000	93.91%	Renovated	
AVERAGE					14	\$1,373,900	\$1,373,900	\$1,468,100	107.32%		1.96

"Active" Listings in Millburn

Number of Units: 8
 Average List Price: \$1,661,125
 Average Days on Market: 28

"Under Contract" Listings in Millburn

Number of Units: 21
 Average List Price: \$1,319,895
 Average Days on Market: 21



Millburn 2025 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	39	37	2	13	14								19
List Price	\$895,333	\$836,000	\$1,130,000	\$1,248,000	\$1,373,900								\$1,199,958
Sales Price	\$943,667	\$779,333	\$1,130,000	\$1,341,571	\$1,468,100								\$1,265,458
SP:LP%	105.48%	98.39%	100.00%	108.84%	107.32%								106.11%
SP to AV	1.55	1.73	1.77	1.58	1.96								1.75
# Units Sold	3	3	1	7	10								24
3 Mo Rate of Ab	1.40	2.33	3.29	4.45	2.84								2.86
Active Listings	6	8	11	12	8								9
Under Contracts	4	5	14	18	21								12

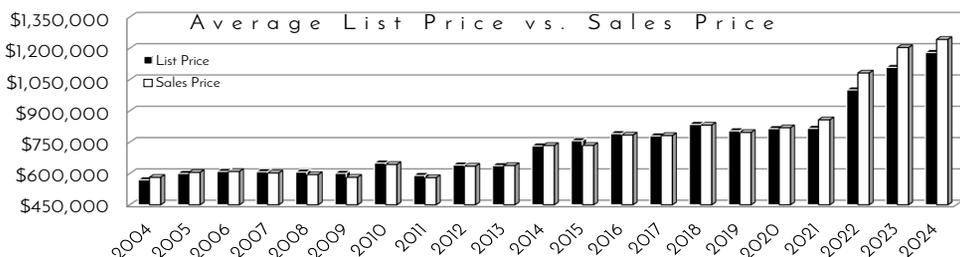
Flashback! YTD 2024 vs YTD 2025

YTD	2024	2025	% Change
DOM	16	19	19.14%
Sales Price	\$1,005,026	\$1,265,458	25.91%
LP:SP	109.62%	106.11%	-3.20%
SP:AV	1.49	1.75	17.67%

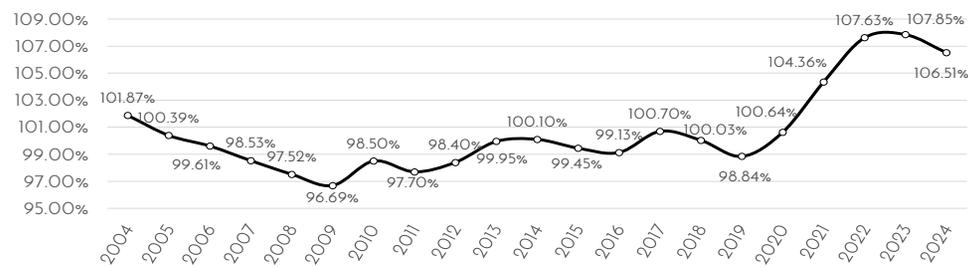


YTD	2024	2025	% Change
# Units Sold	23	24	4.35%
Rate of Ab 3 Mo	1.90	2.86	50.47%
Actives	7	9	36.36%
Under Contracts	9	12	37.78%

Millburn Yearly Market Trends



Millburn Yearly Market Trends



Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	
LP:SP	\$570K	\$600K	\$610K	\$608K	\$607K	\$601K	\$650K	\$591K	\$641K	\$637K	\$732K	\$757K	\$791K	\$780K	\$835K	\$804K	\$815K	\$816K	\$1,001M	\$1,108M	\$1,180M	\$1,180M
SP:AV	\$581K	\$605K	\$610K	\$602K	\$595K	\$582K	\$643K	\$580K	\$635K	\$638K	\$734K	\$734K	\$784K	\$782K	\$832K	\$796K	\$819K	\$857K	\$1,081M	\$1,203M	\$1,242M	\$1,242M

