

Millburn

July 2025 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	7 Sunset Drive	Bungalow	2	1.1	8	\$799,000	\$799,000	\$965,000	120.78%	\$555,600	1.74
2	7 Oakdale Avenue	Colonial	3	1.1	10	\$895,000	\$895,000	\$995,000	111.17%	\$590,200	1.69
3	22 Bailey Road	Colonial	4	2.0	19	\$1,188,000	\$1,188,000	\$1,150,000	96.80%	\$709,300	1.62
4	22 Reeve Circle	Colonial	3	2.1	20	\$995,000	\$995,000	\$1,175,000	118.09%	\$634,100	1.85
5	20 Bodwell Terrace	Colonial	4	2.2	46	\$1,251,000	\$1,251,000	\$1,225,000	97.92%	\$817,200	1.50
6	64 Southern Slope Drive	Colonial	3	1.1	14	\$1,175,000	\$1,175,000	\$1,385,000	117.87%	\$745,900	1.86
7	103 Cypress Street	Colonial	4	3.1	9	\$1,295,000	\$1,295,000	\$1,406,000	108.57%	\$786,700	1.79
8	86 Cedar Street	Colonial	4	3.1	5	\$1,675,000	\$1,675,000	\$1,600,000	95.52%	\$987,400	1.62
9	69 Milton Street	Split Lev	4	2.1	9	\$1,490,000	\$1,490,000	\$1,640,000	110.07%	Renovated	
10	80 Cedar Street	Colonial	6	2.1	15	\$2,499,900	\$2,249,900	\$2,100,000	93.34%	\$1,202,400	1.75
11	236 Glen Avenue	Colonial	5	5.2	23	\$2,375,000	\$2,375,000	\$2,340,000	98.53%	Renovated	
AVERAGE					16	\$1,421,627	\$1,398,900	\$1,452,818	106.24%		1.71

"Active" Listings in Millburn

Number of Units: 11
Average List Price: \$1,330,909
Average Days on Market: 50

"Under Contract" Listings in Millburn

Number of Units: 14
Average List Price: \$1,424,492
Average Days on Market: 23



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	32	16						21
List Price	\$895,333	\$836,000	\$1,130,000	\$1,248,000	\$1,373,900	\$1,158,656	\$1,398,900						\$1,241,245
Sales Price	\$943,667	\$779,333	\$1,130,000	\$1,341,571	\$1,468,100	\$1,205,333	\$1,452,818						\$1,300,000
SP:LP%	105.48%	98.39%	100.00%	108.84%	107.32%	105.51%	106.24%						106.02%
SP to AV	1.55	1.73	1.77	1.58	1.96	1.62	1.71						1.72
# Units Sold	3	3	1	7	10	9	11						44
3 Mo Rate of Ab	1.40	2.33	3.29	4.45	2.84	2.02	1.27						2.51
Active Listings	6	8	11	12	8	14	11						10
Under Contracts	4	5	14	18	21	19	14						14

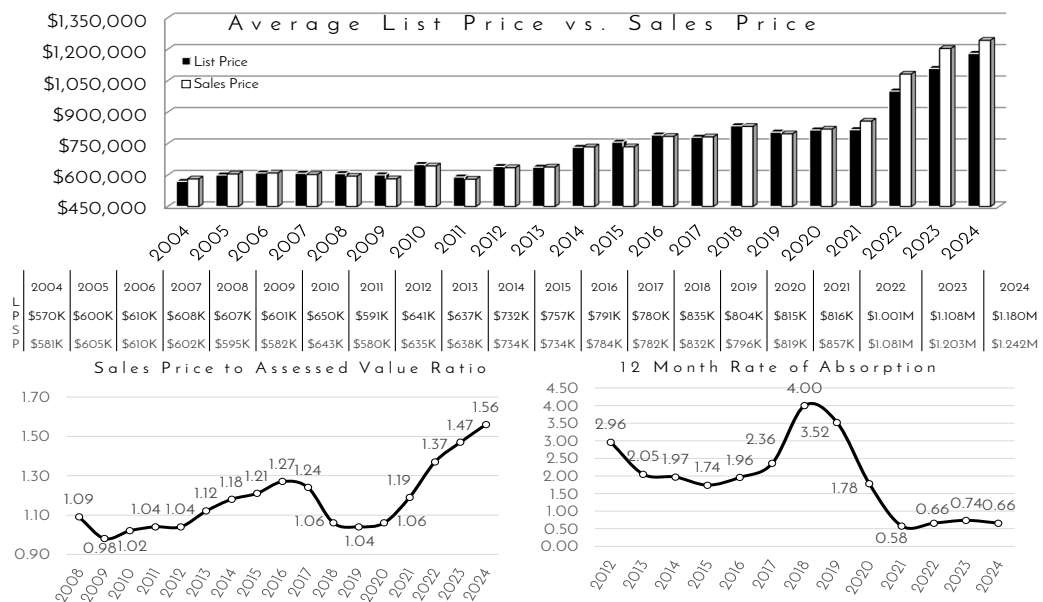
Flashback! YTD 2024 vs YTD 2025

YTD	2024	2025	% Change
DOM	17	21	23.74%
Sales Price	\$1,229,086	\$1,300,000	5.77%
LP:SP	110.02%	106.02%	-3.63%
SP:AV	1.54	1.72	11.78%



YTD	2024	2025	% Change
# Units Sold	45	44	-2.22%
Rate of Ab 3 Mo	1.79	2.51	40.58%
Actives	7	10	40.00%
Under Contracts	11	14	28.38%

Millburn Yearly Market Trends



Millburn Yearly Market Trends

