

# Millburn

## October 2025 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	176 Millburn Avenue U7	OneFloor	1	1.0	17	\$274,999	\$274,999	\$310,000	112.73%	\$248,400	1.25
2	206 Main Street	OneFloor	1	1.0	2	\$340,000	\$340,000	\$340,000	100.00%	\$243,300	1.40
3	151 Millburn Avenue	CapeCod	4	1.0	88	\$699,000	\$499,000	\$530,000	106.21%	\$392,000	1.35
4	738 Ridgewood Road	Colonial	3	1.2	51	\$875,000	\$875,000	\$850,000	97.14%	\$535,200	1.59
5	60 Church Street	MultiFlr	4	3.1	89	\$1,199,000	\$1,100,000	\$999,000	90.82%	\$811,100	1.23
6	28 Locust Avenue	CapeCod	3	2.0	11	\$1,150,000	\$1,150,000	\$1,265,000	110.00%	\$657,000	1.93
7	40 Oval Road	Ranch	3	2.1	11	\$1,018,000	\$1,018,000	\$1,350,000	132.61%	\$877,800	1.54
AVERAGE						38	\$793,714	\$751,000	\$806,286	107.07%	1.47

### *“Active” Listings in Millburn*

Number of Units: 8  
 Average List Price: \$1,350,750  
 Average Days on Market: 29

### *“Under Contract” Listings in Millburn*

Number of Units: 9  
 Average List Price: \$1,395,889  
 Average Days on Market: 28



# 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	14	21	38			22
List Price	\$895,333	\$836,000	\$1,130,000	\$1,248,000	\$1,373,900	\$1,158,656	\$1,398,900	\$1,521,808	\$2,124,000	\$751,000			\$1,263,433
Sales Price	\$943,667	\$779,333	\$1,130,000	\$1,341,571	\$1,468,100	\$1,205,333	\$1,452,818	\$1,609,364	\$2,124,500	\$806,286			\$1,324,938
SP:LP%	105.48%	98.39%	100.00%	108.84%	107.32%	105.51%	106.24%	107.24%	100.05%	107.07%			106.16%
SP to AV	1.55	1.73	1.77	1.58	1.96	1.62	1.71	1.66	1.46	1.47			1.67
# Units Sold	3	3	1	7	10	9	11	11	2	7			64
3 Mo Rate of Ab	1.40	2.33	3.29	4.45	2.84	2.02	1.27	0.70	1.46	2.28			2.20
Active Listings	6	8	11	12	8	14	11	6	7	8			9
Under Contracts	4	5	14	18	21	19	14	7	9	9			12

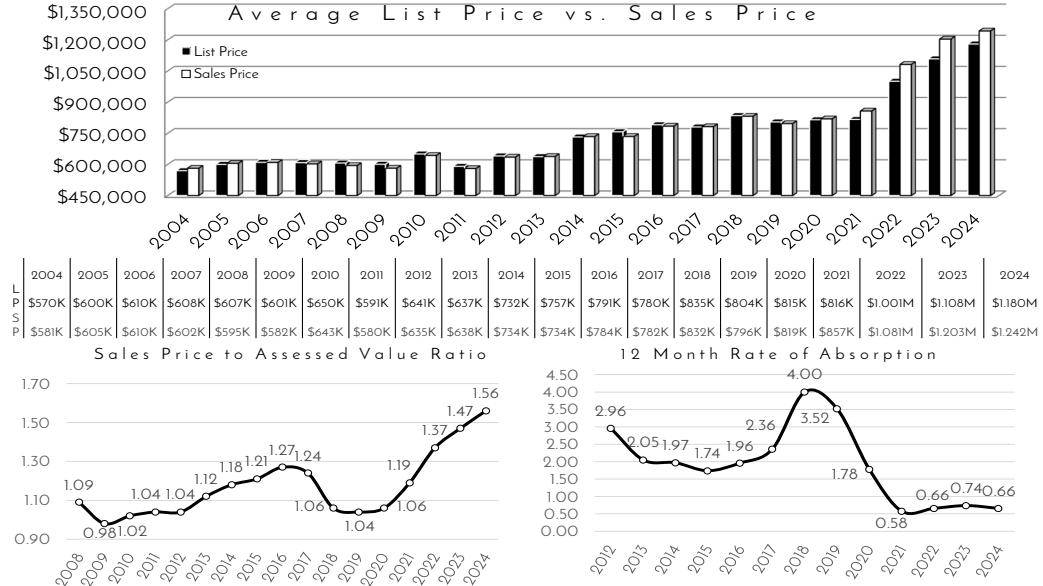
## Flashback! YTD 2024 vs YTD 2025



YTD	2024	2025	% Change
DOM	17	22	25.30%
Sales Price	\$1,277,806	\$1,324,938	3.69%
LP:SP	107.59%	106.16%	-1.32%
SP:AV	1.57	1.67	6.74%

YTD	2024	2025	% Change
# Units Sold	69	64	-7.25%
Rate of Ab 3 Mo	1.60	2.20	38.18%
Actives	7	9	28.57%
Under Contracts	11	12	9.09%

## Millburn Yearly Market Trends



## Millburn Yearly Market Trends

