

Millburn

October 2019 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	206 Main Street C426B	Duplex	1	1.0	14	\$275,000	\$275,000	\$270,000	98.18%	\$243,000	1.11
2	21 Haran Circle	Split Level	3	2.2	45	\$759,000	\$759,000	\$695,000	91.57%	\$889,300	0.78
3	51 Undercliff Road	Tudor	4	3.2	86	\$999,000	\$759,000	\$735,000	96.84%	\$786,400	0.93
4	940 Ridgewood Road	Colonial	3	1.1	73	\$799,000	\$775,000	\$770,000	99.35%	\$781,700	0.99
5	388 Wyoming Avenue	Colonial	4	2.1	13	\$849,000	\$849,000	\$850,000	100.12%	\$780,200	1.09
6	34 Berkeley Road	Colonial	4	3.1	65	\$1,049,000	\$1,025,000	\$999,000	97.46%	\$1,006,200	0.99
AVERAGE					49	\$788,333	\$740,333	\$719,833	97.25%		0.98

"Active" Listings in Millburn

Number of Units: 21
Average List Price: \$727,810
Average Days on Market: 42

"Under Contract" Listings in Millburn

Number of Units: 9
Average List Price: \$704,444
Average Days on Market: 64

Millburn 2019 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	31	28	51	21	23	29	39	35	28	49			33
List Price	\$696,000	\$799,000	\$666,333	\$875,714	\$748,600	\$1,013,000	\$836,889	\$835,050	\$794,380	\$740,333			\$814,180
Sales Price	\$691,773	\$760,125	\$654,833	\$862,529	\$757,000	\$991,800	\$842,000	\$832,285	\$788,900	\$719,833			\$806,111
SP:LP%	98.19%	95.30%	98.72%	99.03%	101.28%	97.86%	100.03%	99.39%	98.81%	97.25%			98.91%
SP to AV	1.05	0.97	0.92	1.02	1.08	1.11	1.00	1.10	1.08	0.98			1.04
# Units Sold	6	4	6	7	10	10	10	10	5	6			74
3 Mo Rate of Ab	6.29	8.81	10.12	9.60	7.38	5.82	4.78	3.10	3.19	4.27			6.34
Active Listings	17	21	25	22	24	20	18	16	17	21			20
Under Contracts	10	12	17	19	20	18	16	13	11	9			15

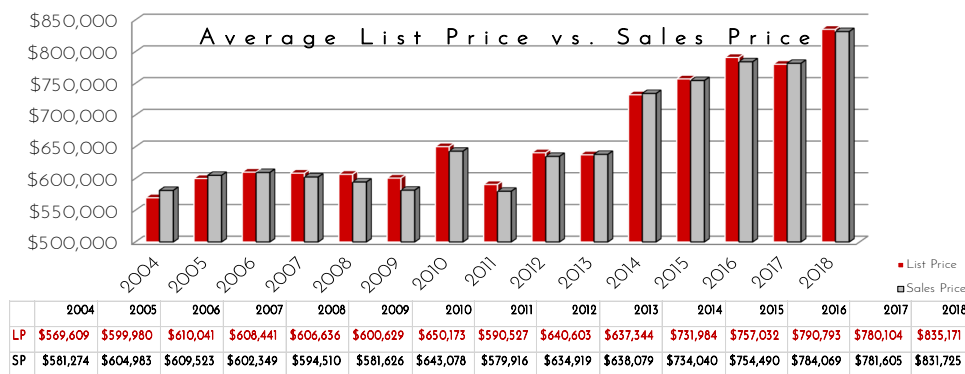
Flashback! YTD 2018 vs YTD 2019

YTD	2018	2019	% Change
DOM	31	33	6.77%
Sales Price	\$833,427	\$806,111	-3.28%
LP:SP	100.03%	98.91%	-1.12%
SP:AV	1.06	1.04	-1.82%



YTD	2018	2019	% Change
# Units Sold	62	74	19.35%
Rate of Ab 3 Mo	7.21	4.27	-40.78%
Actives	25	21	-16.00%
Under Contracts	15	9	-40.00%

Millburn Yearly Market Trends



Millburn Yearly Market Trends

