Millburn

December 2019 Market Snapshot

KELLERWILLIAMS

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	3 Oakdale Avenue	Colonial	3	1.1	92	$450,000	$470,000	$470,000	100.00%	$498,800	0.94
2	206 Main Street C1015	OneFloor	1	1.0	71	$285,000	$275,000	$250,000	90.91%	$238,400	1.05
3	176 Millburn Avenue C1015	TwnIntUn	2	1.0	36	$365,000	$365,000	$365,000	100.00%	$310,500	1.18
4	75 Greenwood Drive	Tudor	3	2.1	58	$800,000	$775,000	$760,000	98.06%	$769,200	0.99
5	21 S Mountain Road	Tudor	3	2.1	26	$789,000	$789,000	$761,000	96.45%	$820,400	0.93
	AVERAGE				57	$537,800	$534,800	$521,200	97.08%		1.02

"Active" Listings in Millburn

Number of Units:	16
Average List Price:	$743,000
Average Days on Market:	79

"Under Contract" Listings in Millburn

Number of Units:	10
Average List Price:	$684,090
Average Days on Market:	72

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	14	57	34
List Price	$696,000	$799,000	$666,333	$875,714	$748,600	$1,013,000	$836,889	$835,050	$794,380	$740,333	$1,014,667	$534,800	$804,479
Sales Price	$691,773	$760,125	$654,833	$862,529	$757,000	$991,800	$842,000	$832,285	$788,900	$719,833	$1,015,833	$521,200	$796,411
SP:LP%	98.19%	95.30%	98.72%	99.03%	101.28%	97.86%	100.03%	99.39%	98.81%	97.25%	100.09%	97.08%	98.84%
SP to AV	1.05	0.97	0.92	1.02	1.08	1.11	1.00	1.10	1.08	0.98	1.05	1.02	1.04
# Units Sold	6	4	6	7	10	10	10	10	5	6	3	5	82
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	5.49	5.16	6.17
Active Listings	17	21	25	22	24	20	18	16	17	21	17	16	20
Under Contracts	10	12	17	19	20	18	16	13	11	9	12	10	14

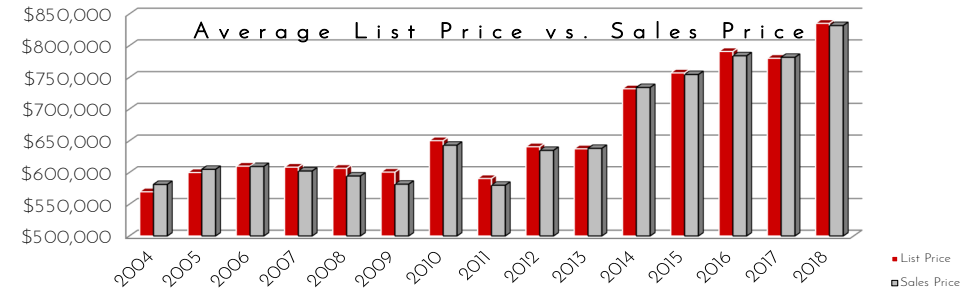
Flashback! YTD 2018 vs YTD 2019

YTD	2018	2019	% Change
DOM	31	34	9.36%
Sales Price	$831,725	$796,411	-4.25%
LP:SP	100.03%	98.84%	-1.19%
SP:AV	1.06	1.04	-2.03%

YTD	2018	2019	% Change
# Units Sold	77	82	6.49%
Rate of Ab 3 Mo	5.32	5.16	-3.01%
Actives	13	16	23.08%
Under Contracts	11	10	-9.09%

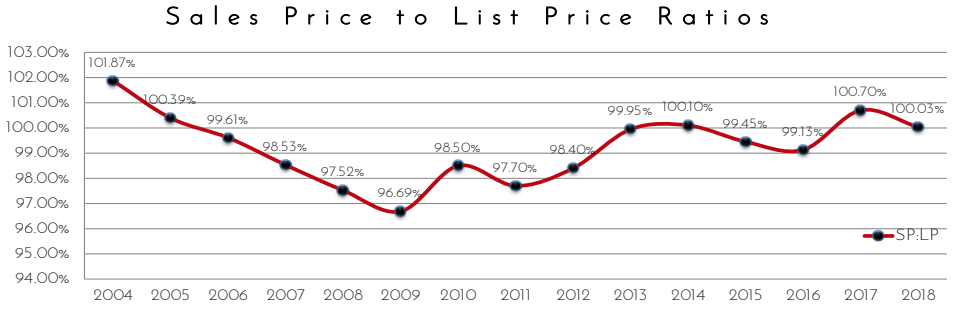
KELLERWILLIAMS

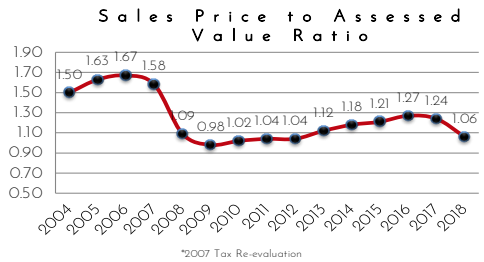
Millburn Yearly Market Trends



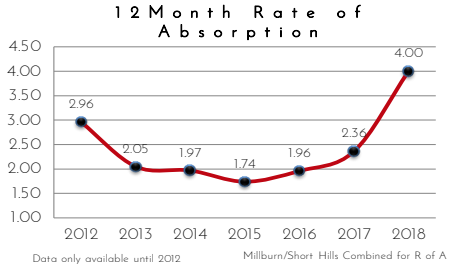
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
LP	$569,609	$599,980	$610,041	$608,441	$606,636	$600,629	$650,173	$590,527	$640,603	$637,344	$731,984	$757,032	$790,793	$780,104	$835,171
SP	$581,274	$604,983	$609,523	$602,349	$594,510	$581,626	$643,078	$579,916	$634,919	$638,079	$734,040	$754,490	$784,069	$781,605	$831,725

Millburn Yearly Market Trends



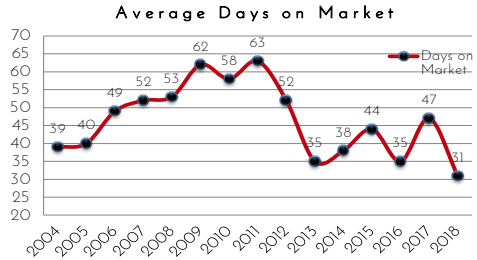


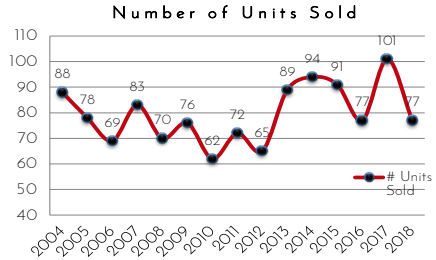
*2007 Tax Re-evaluation



Data only available until 2012

Millburn/Short Hills Combined for R of A





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Not intended to solicit a property already listed.