

Millburn

December 2020 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 C018	TwndEndUn	2	1.0	9	\$290,000	\$290,000	\$290,000	100.00%	\$316,000	0.92
2	43 Cypress Street	Colonial	3	1.1	96	\$599,000	\$520,000	\$501,000	96.35%	\$526,400	0.95
3	35 Milton Street	CapeCod	3	1.1	10	\$500,000	\$500,000	\$535,000	107.00%	\$534,100	1.00
4	84 Cypress Street	Colonial	3	1.1	58	\$679,000	\$619,000	\$587,000	94.83%	\$680,500	0.86
5	18 Norwood Terrace	CapeCod	4	2.0	13	\$645,000	\$645,000	\$670,000	103.88%	\$653,300	1.03
6	9 Southern Slope Drive	Colonial	3	1.1	50	\$750,000	\$750,000	\$700,000	93.33%	\$773,500	0.90
7	34 South Mountain Road	Colonial	4	1.2	22	\$796,000	\$730,000	\$740,000	101.37%	\$733,900	1.01
8	34 Rawley Place	Colonial	4	1.1	8	\$650,000	\$650,000	\$786,000	120.92%	\$878,900	0.89
9	42 Cypress Street	Colonial	3	3.1	14	\$789,000	\$789,000	\$789,000	100.00%	\$575,800	1.37
10	9 Bodwell Terrace	Colonial	3	3.1	39	\$833,000	\$833,000	\$820,000	98.44%	\$787,200	1.04
11	72 Mountainview Road	Colonial	4	2.1	9	\$829,000	\$829,000	\$900,000	108.56%	\$754,300	1.19
12	900 Ridgewood Road	Colonial,	5	2.1	4	\$959,000	\$959,000	\$999,999	104.28%	\$883,600	1.13
13	130 Spring Street	Duplex	5	4.1	10	\$1,050,000	\$1,050,000	\$1,050,000	100.00%		
14	130 Spring Street	Duplex	5	4.1	1	\$1,050,000	\$1,050,000	\$1,075,000	102.38%		
15	8 S Mountain Road	Colonial	4	3.1	17	\$999,000	\$999,000	\$1,135,000	113.61%	\$769,100	1.48
16	880 Ridgewood Road	Colonial	4	3.1	34	\$1,329,000	\$1,329,000	\$1,275,000	95.94%		
17	186 Sagamore Road	Colonial	6	3.1	43	\$1,275,000	\$1,275,000	\$1,275,000	100.00%	\$943,700	1.35
18	45 Linden Street	Colonial	5	4.0	1	\$1,800,000	\$1,800,000	\$1,800,000	100.00%		
AVERAGE					24	\$879,000	\$867,611	\$884,889	102.27%		1.08

"Active" Listings in Millburn

Number of Units: 10
 Average List Price: \$771,380
 Average Days on Market: 77

"Under Contract" Listings in Millburn

Number of Units: 9
 Average List Price: \$672,556
 Average Days on Market: 48

Millburn 2020 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	80	66	46	54	13	46	29	22	29	57	25	24	38
List Price	\$709,200	\$646,180	\$795,767	\$683,700	\$714,667	\$962,271	\$734,827	\$840,700	\$865,200	\$915,100	\$833,480	\$867,611	\$815,011
Sales Price	\$689,100	\$651,800	\$811,556	\$691,830	\$716,296	\$958,714	\$728,413	\$841,560	\$854,960	\$914,113	\$845,100	\$884,889	\$819,046
SP:LP%	96.98%	100.01%	103.84%	101.28%	100.16%	98.99%	98.93%	100.02%	99.01%	99.53%	101.95%	102.27%	100.64%
SP to AV	0.94	1.04	0.98	1.02	1.11	1.12	1.06	1.14	1.05	1.09	1.11	1.08	1.06
# Units Sold	5	5	9	10	3	7	7	10	10	8	10	18	102
3 Mo Rate of Ab	6.18	8.23	5.66	4.35	4.83	4.52	3.95	2.30	2.34	2.09	2.13	1.45	4.00
Active Listings	17	13	13	12	14	20	16	15	22	12	12	10	15
Under Contracts	15	22	16	8	14	15	16	13	13	24	19	9	15

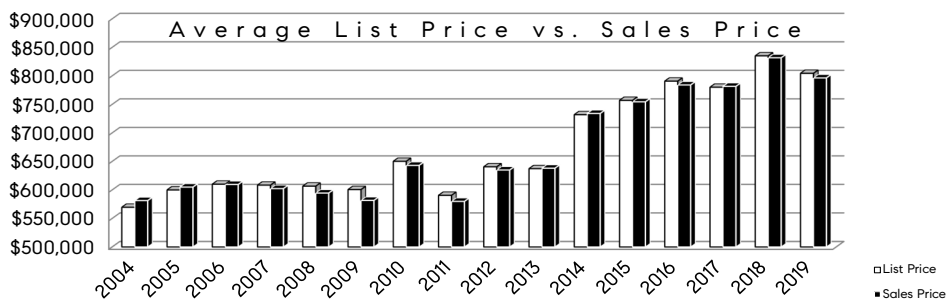
Flashback! YTD 2019 vs YTD 2020

YTD	2019	2020	% Change
DOM	34	38	13.04%
Sales Price	\$796,411	\$819,046	2.84%
LP:SP	98.84%	100.64%	1.82%
SP:AV	1.041	1.065	2.30%

COMPASS

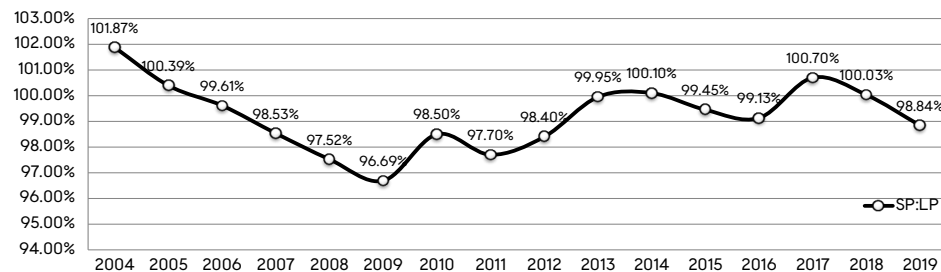
YTD	2019	2020	% Change
# Units Sold	82	102	24.39%
Rate of Ab 3 Mo	5.16	1.45	-71.90%
Actives	16	10	-37.50%
Under Contracts	10	9	-10.00%

Millburn Yearly Market Trends



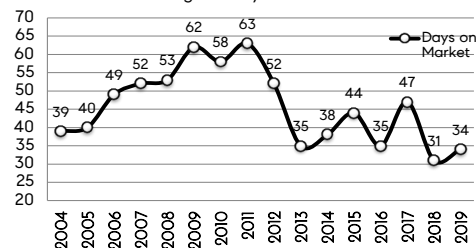
Millburn Yearly Market Trends

Sales Price to List Price Ratios

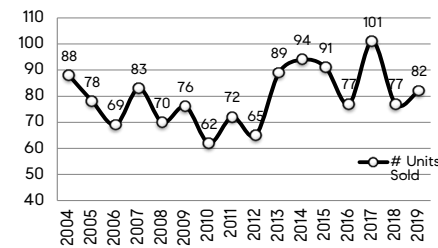


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
LP	\$569,609	\$599,980	\$610,041	\$608,441	\$606,636	\$600,629	\$650,173	\$590,527	\$640,603	\$637,344	\$731,984	\$757,032	\$790,793	\$780,104	\$835,104	\$804,479
SP	\$581,274	\$604,983	\$609,523	\$602,349	\$594,510	\$581,626	\$643,078	\$579,916	\$634,919	\$638,079	\$734,040	\$734,490	\$784,069	\$784,069	\$781,605	\$796,411

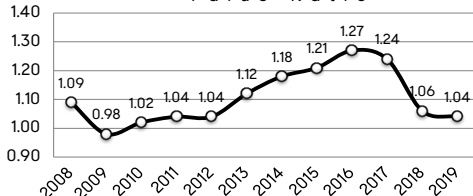
Average Days on Market



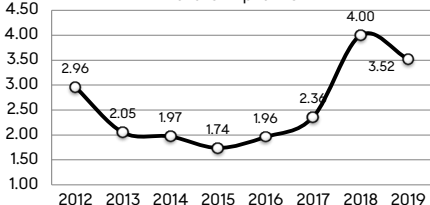
Number of Units Sold



Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



*2007 Tax Re-evaluation

Data only available until 2012

Millburn/Short Hills Combined for R of A