

# Millburn

## December 2024 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 U1015	MultiFlr	2	1.0	30	\$499,000	\$499,000	\$480,000	96.19%	\$310,500	1.55
2	132 Glen Avenue	CapeCod	4	3.0	48	\$1,095,000	\$1,050,000	\$974,995	92.86%	\$763,400	1.28
3	76 Rector Street	MultiFlr	4	2.1	16	\$1,290,000	\$1,290,000	\$1,250,000	96.90%	Renovated	
4	180 Myrtle Avenue	Custom	5	3.0	57	\$149,999	\$1,499,999	\$1,525,000	101.67%	\$1,101,000	1.39
5	63 Locust Avenue	Contemp	6	5.1	126	\$2,498,000	\$2,398,000	\$2,262,500	94.35%	New	
<b>AVERAGE</b>					55	\$1,106,400	\$1,347,400	\$1,298,499	96.39%		1.40

### "Active" Listings in Millburn

Number of Units: 4  
 Average List Price: \$1,096,500  
 Average Days on Market: 55

### "Under Contract" Listings in Millburn

Number of Units: 5  
 Average List Price: \$951,200  
 Average Days on Market: 36

# Millburn 2024 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	22	11	10	14	19	13	22	18	13	21	18	55	20
List Price	\$850,983	\$1,000,000	\$1,012,178	\$775,390	\$1,045,750	\$1,246,550	\$1,468,074	\$1,427,309	\$1,118,600	\$1,319,125	\$775,833	\$1,347,400	\$1,179,981
Sales Price	\$849,998	\$1,080,000	\$1,127,000	\$924,000	\$1,187,650	\$1,380,528	\$1,532,333	\$1,468,726	\$1,227,100	\$1,321,031	\$788,667	\$1,298,499	\$1,242,414
SP:LP%	101.51%	106.65%	112.60%	116.53%	112.94%	115.02%	106.61%	102.02%	109.75%	100.20%	102.54%	96.39%	106.51%
SP to AV	1.35	1.66	1.51	1.46	1.71	1.64	1.55	1.66	1.57	1.61	1.50	1.40	1.56
# Units Sold	7	2	5	5	4	10	12	11	5	8	6	5	80
3 Mo Rate of Ab	1.43	1.89	1.89	2.28	2.02	1.71	1.30	0.61	1.54	1.28	1.19	0.81	1.50
Active Listings	1	4	7	10	11	7	10	4	6	6	7	4	6
Under Contracts	5	6	6	12	16	18	11	10	14	10	6	5	10

## Flashback! YTD 2023 vs YTD 2024

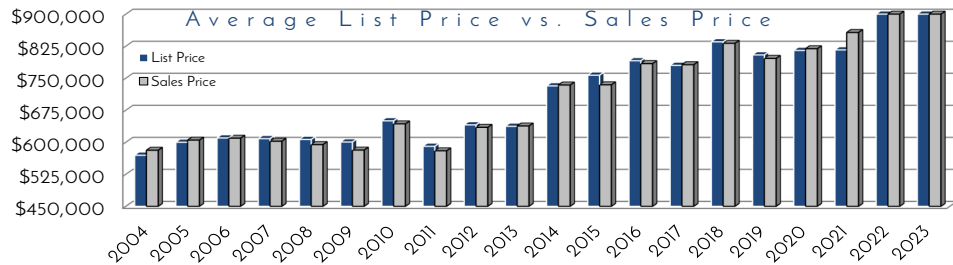
YTD	2023	2024	% Change
DOM	25	20	-19.28%
Sales Price	\$1,203,233	\$1,242,414	3.26%
LP:SP	107.85%	106.51%	-1.24%
SP:AV	1.47	1.56	5.98%

Prominent Properties

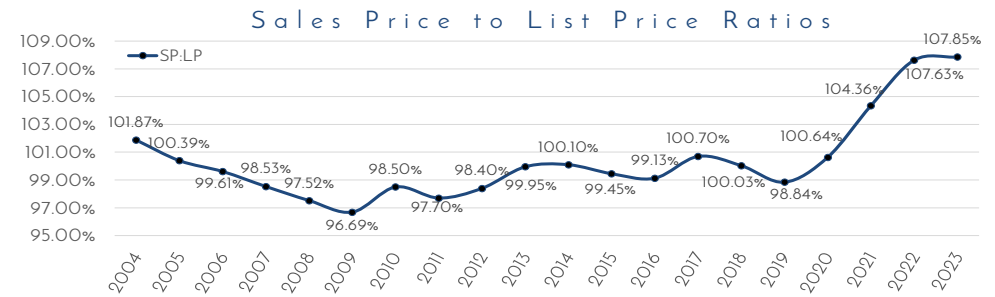
**Sotheby's**  
INTERNATIONAL REALTY

YTD	2023	2024	% Change
# Units Sold	70	80	14.29%
Rate of Ab 3 Mo	1.76	1.50	-14.97%
Actives	7	6	-4.94%
Under Contracts	9	10	5.31%

## Millburn Yearly Market Trends

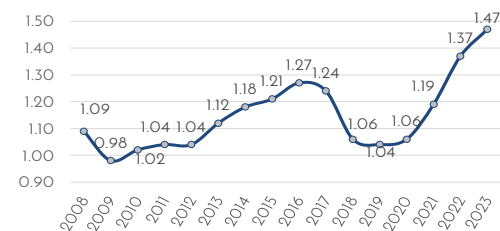


## Millburn Yearly Market Trends

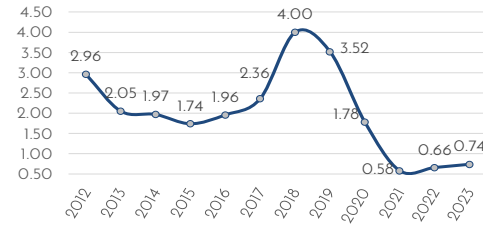


Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
LP	\$569,609	\$599,980	\$610,041	\$608,341	\$606,636	\$600,629	\$650,173	\$590,327	\$640,603	\$637,344	\$731,984	\$757,033	\$790,793	\$780,104	\$815,104	\$804,479	\$815,011	\$816,271	\$1,000,316	\$1,108,268
SP	\$581,274	\$604,983	\$609,523	\$602,349	\$594,310	\$581,626	\$643,078	\$579,916	\$634,919	\$638,079	\$734,040	\$754,490	\$784,069	\$781,605	\$831,725	\$796,411	\$819,046	\$857,058	\$1,081,407	\$1,203,233

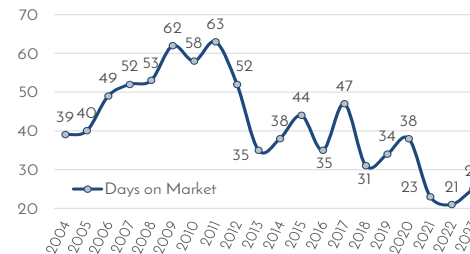
### Sales Price to Assessed Value Ratio



### 12 Month Rate of Absorption



### Average Days on Market



### Number of Units Sold

