

Bernardsville

August 2022 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	26 Center Street	Colonial	3	2.0	9	\$474,000	\$474,000	\$484,000	102.11%	\$364,900	1.33
2	25-1 Franklin Court	TwnEndUn	3	2.1	13	\$510,000	\$510,000	\$550,000	107.84%	\$422,100	1.30
3	46 Bernards Avenue	Colonial	4	3.0	37	\$615,000	\$615,000	\$600,000	97.56%	\$560,300	1.07
4	6 Timber Rock Trail	Colonial	4	2.1	35	\$675,000	\$615,000	\$615,000	100.00%	\$612,400	1.00
5	66 Hull Road	Cottage	3	1.0	13	\$559,000	\$559,000	\$616,000	110.20%	\$410,000	1.50
6	45 Bernards Avenue	Colonial	4	2.1	38	\$649,000	\$649,000	\$625,000	96.30%	\$629,600	0.99
7	55 Seney Drive	Colonial	3	2.1	57	\$799,000	\$749,999	\$710,000	94.67%	\$689,000	1.03
8	23 Old Colony Road	Ranch	4	3.0	12	\$699,000	\$699,000	\$715,000	102.29%	\$487,000	1.47
9	3 Blazure Drive	Colonial	4	2.1	15	\$750,000	\$750,000	\$765,000	102.00%	\$597,300	1.28
10	20 Stirling Road	Colonial	5	4.1	11	\$1,025,000	\$1,025,000	\$1,135,000	110.73%	\$940,600	1.21
11	29 Charles Road	Contemp	4	3.2	15	\$1,150,000	\$1,150,000	\$1,250,000	108.70%	\$1,138,000	1.10
12	4 Laurelwood	Colonial	5	3.3	27	\$1,450,000	\$1,450,000	\$1,370,000	94.48%	\$1,038,600	1.32
13	86-3 Douglass Avenue	Custom	5	4.1	54	\$1,495,000	\$1,495,000	\$1,495,000	100.00%		
14	6 Charlotte Hill Drive	Custom	5	5.3	23	\$2,850,000	\$2,850,000	\$2,850,000	100.00%	\$1,768,000	1.61
15	100 Overleigh Road	Colonial	5	6.2	6	\$2,875,000	\$2,875,000	\$2,875,000	100.00%	\$2,029,900	1.42
AVERAGE					24	\$1,105,000	\$1,097,733	\$1,110,333	101.79%		1.26

"Active" Listings in Bernardsville

Number of Units: 24
 Average List Price: \$2,278,612
 Average Days on Market: 94

"Under Contract" Listings in Bernardsville

Number of Units: 14
 Average List Price: \$1,383,286
 Average Days on Market: 54

Bernardsville 2022 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	42	95	19	100	18	14	22	24					42
List Price	\$980,571	\$1,612,833	\$917,667	\$1,043,941	\$851,461	\$937,857	\$1,022,164	\$1,097,733					\$1,030,369
Sales Price	\$940,321	\$1,563,917	\$976,167	\$1,029,215	\$871,556	\$977,501	\$1,066,873	\$1,110,333					\$1,041,857
SP:LP%	97.00%	98.96%	107.18%	100.94%	103.14%	104.96%	102.22%	101.79%					102.17%
SP to AV	1.15	1.31	1.30	1.84	1.27	1.34	1.32	1.26					1.40
# Units Sold	7	6	6	17	13	14	11	15					89
3 Mo Rate of Ab	1.26	2.04	4.17	2.30	2.76	3.00	2.67	1.95					2.52
Active Listings	10	20	22	19	36	43	29	24					25
Under Contracts	15	21	27	30	22	19	22	14					21

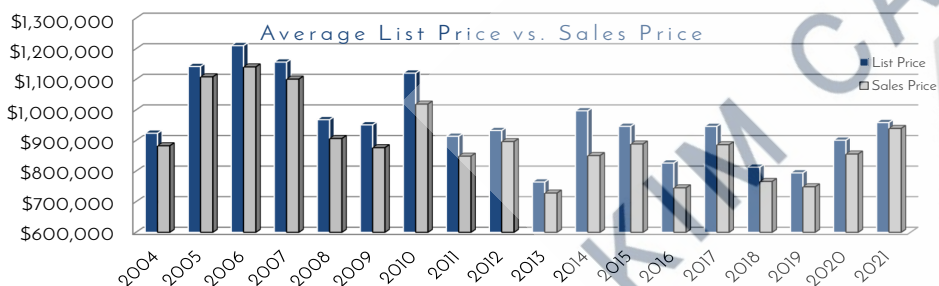
Flashback! YTD 2021 vs YTD 2022

YTD	2021	2022	% Change
DOM	80	42	-48.15%
Sales Price	\$933,587	\$1,041,857	11.60%
LP:SP	99.51%	102.17%	2.68%
SP:AV	1.14	1.40	22.15%

Prominent Properties
Sotheby's
INTERNATIONAL REALTY

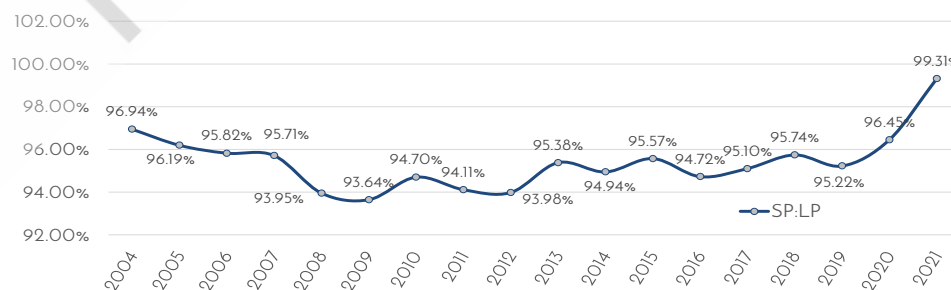
YTD	2021	2022	% Change
# Units Sold	136	89	-34.56%
Rate of Ab 3 Mo	2.45	1.95	-20.41%
Actives	39	24	-38.46%
Under Contracts	23	14	-39.13%

Bernardsville Yearly Market Trends

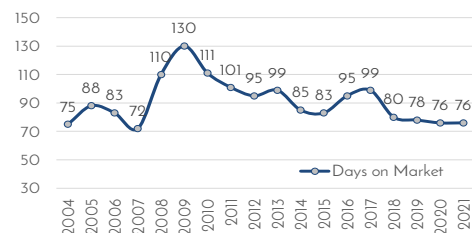


Bernardsville Yearly Market Trends

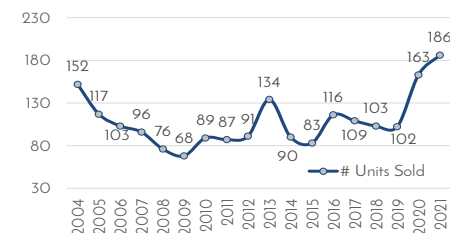
Sales Price to List Price Ratios



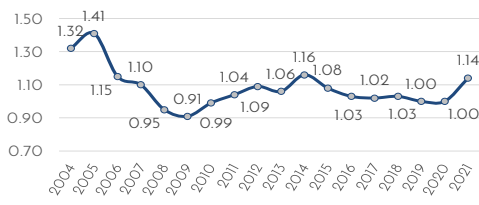
Average Days on Market



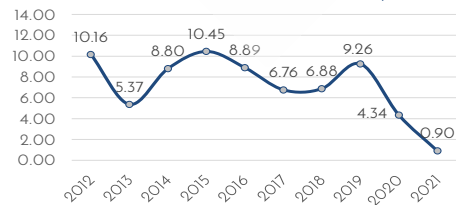
Number of Units Sold



Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



Data only available until 2012