

Bernardsville

December 2022 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	66 Old Army Road	Custom	4	2.1	12	\$749,000	\$749,000	\$805,000	107.48%	\$631,500	1.27
2	40 Chestnut Avenue	Colonial	4	3.1	17	\$1,125,000	\$1,125,000	\$1,080,000	96.00%	\$850,800	1.27
3	75 Crestview Drive	Custom	5	6.1	91	\$1,399,000	\$1,399,000	\$1,200,000	85.78%	\$656,000	1.83
4	1 Somerset Avenue	Colonial	4	4.1	47	\$1,175,000	\$1,175,000	\$1,200,000	102.13%	\$902,300	1.33
5	22 Jean Place	Colonial	4	4.1	1	\$1,700,000	\$1,700,000	\$1,550,000	91.18%	\$1,166,100	1.33
6	211 Campbell Road	Custom	5	5.1	104	\$2,650,000	\$2,650,000	\$2,250,000	84.91%	\$1,581,800	1.42
7	30 Peachcroft Drive	Colonial	5	4.1	11	\$2,975,000	\$2,975,000	\$3,000,000	100.84%	\$1,710,300	1.75
AVERAGE					40	\$1,681,857	\$1,681,857	\$1,583,571	95.47%		1.46

"Active" Listings in Bernardsville

Number of Units: 14
 Average List Price: \$2,948,164
 Average Days on Market: 117

"Under Contract" Listings in Bernardsville

Number of Units: 14
 Average List Price: \$1,539,286
 Average Days on Market: 90

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	46	63	20	40	42
List Price	\$980,571	\$1,612,833	\$917,667	\$1,043,941	\$851,461	\$937,857	\$1,022,164	\$1,097,733	\$1,427,536	\$743,817	\$1,099,128	\$1,681,857	\$1,094,462
Sales Price	\$940,321	\$1,563,917	\$976,167	\$1,029,215	\$871,556	\$977,501	\$1,066,873	\$1,110,333	\$1,363,909	\$740,000	\$1,090,000	\$1,583,571	\$1,090,694
SP:LP%	97.00%	98.96%	107.18%	100.94%	103.14%	104.96%	102.22%	101.79%	97.29%	100.28%	102.70%	95.47%	101.27%
SP to AV	1.15	1.31	1.30	1.84	1.27	1.34	1.32	1.26	1.34	1.27	1.35	1.46	1.39
# Units Sold	7	6	6	17	13	14	11	15	11	6	7	7	120
3 Mo Rate of Ab	1.26	2.04	4.17	2.30	2.76	3.00	2.67	1.95	2.92	2.61	2.52	2.40	2.55
Active Listings	10	20	22	19	36	43	29	24	35	28	22	14	25
Under Contracts	15	21	27	30	22	19	22	14	12	12	17	14	19

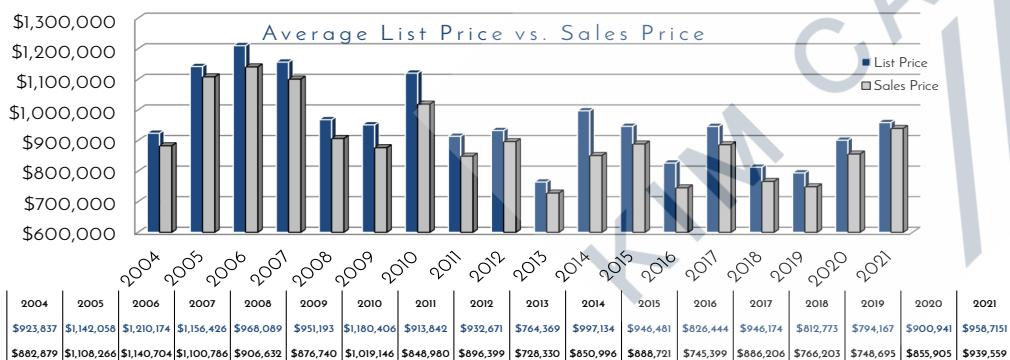
Flashback! YTD 2021 vs YTD 2022

YTD	2021	2022	% Change
DOM	76	42	-44.73%
Sales Price	\$939,559	\$1,090,694	16.09%
LP:SP	99.31%	101.27%	1.98%
SP:AV	1.14	1.39	21.90%

Prominent Properties
Sotheby's
INTERNATIONAL REALTY

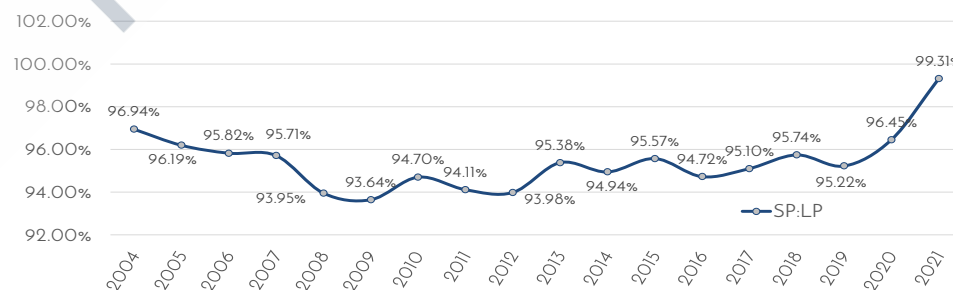
YTD	2021	2022	% Change
# Units Sold	186	120	-35.48%
Rate of Ab 3 Mo	2.67	2.55	-4.58%
Actives	38	25	-34.35%
Under Contracts	30	19	-38.02%

Bernardsville Yearly Market Trends

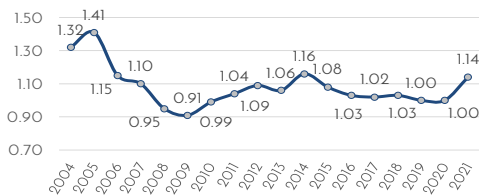


Bernardsville Yearly Market Trends

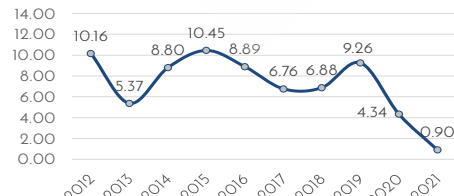
Sales Price to List Price Ratios



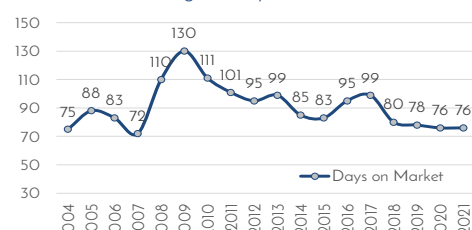
Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



Average Days on Market



Number of Units Sold

