

Bernardsville

July 2022 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	1C Somerset Hills Court	TwndUn	3	2.1	20	\$419,900	\$419,900	\$420,000	100.02%	\$395,000	1.06
2	35 Pheasant Hill Drive	Ranch	3	2.1	44	\$599,000	\$599,000	\$550,000	91.82%	\$531,300	1.04
3	6 Burrows Avenue	Bungalow	5	2.0	15	\$550,000	\$550,000	\$575,000	104.55%	\$474,900	1.21
4	8 Olcott Lane	Ranch	3	1.1	12	\$599,000	\$599,000	\$595,000	99.33%	\$428,900	1.39
5	22 Fox Hollow Trail	Colonial	3	2.1	14	\$669,000	\$669,000	\$707,000	105.68%	\$569,600	1.24
6	55 Anderson Hill Road	Colonial	4	2.0	25	\$749,000	\$749,000	\$730,000	97.46%	\$547,700	1.33
7	44 Maple Village Court	Colonial	5	2.1	23	\$834,900	\$834,900	\$850,000	101.81%	\$624,700	1.36
8	47 Page Hill Road	Custom	4	3.1	31	\$1,295,000	\$1,295,000	\$1,295,000	100.00%	\$966,300	1.34
9	46 Mendham Road	Colonial	5	5.1	15	\$1,438,000	\$1,438,000	\$1,441,000	100.21%	\$1,229,900	1.17
10	21 Charlotte Hill Drive	Colonial	5	4.1	23	\$1,795,000	\$1,795,000	\$1,997,600	111.29%	\$1,156,200	1.73
11	50 Round Top Road	Custom	5	6.1	15	\$2,295,000	\$2,295,000	\$2,575,000	112.20%	\$1,571,000	1.64
AVERAGE					22	\$1,022,164	\$1,022,164	\$1,066,873	102.22%		1.32

"Active" Listings in Bernardsville

Number of Units: 29
 Average List Price: \$2,673,855
 Average Days on Market: 94

"Under Contract" Listings in Bernardsville

Number of Units: 22
 Average List Price: \$1,056,314
 Average Days on Market: 30

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						45
List Price	\$980,571	\$1,612,833	\$917,667	\$1,043,941	\$851,461	\$937,857	\$1,022,164						\$1,016,713
Sales Price	\$940,321	\$1,563,917	\$976,167	\$1,029,215	\$871,556	\$977,501	\$1,066,873						\$1,027,976
SP:LP%	97.00%	98.96%	107.18%	100.94%	103.14%	104.96%	102.22%						102.25%
SP to AV	1.15	1.31	1.30	1.84	1.27	1.34	1.32						1.42
# Units Sold	7	6	6	17	13	14	11						74
3 Mo Rate of Ab	1.26	2.04	4.17	2.30	2.76	3.00	2.67						2.60
Active Listings	10	20	22	19	36	43	29						26
Under Contracts	15	21	27	30	22	19	22						22

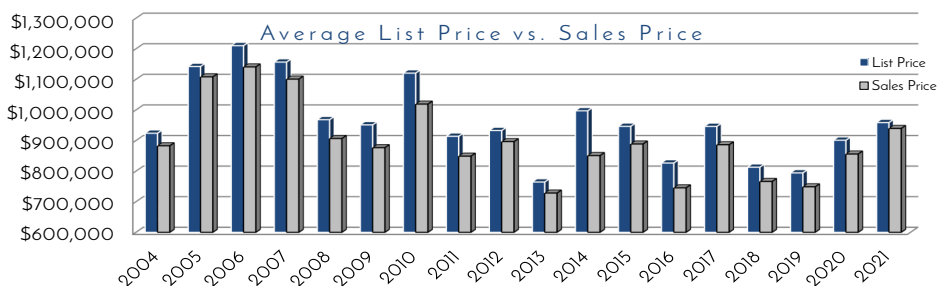
Flashback! YTD 2021 vs YTD 2022

YTD	2021	2022	% Change
DOM	80	45	-43.57%
Sales Price	\$930,198	\$1,027,976	10.51%
LP:SP	99.47%	102.25%	2.80%
SP:AV	1.14	1.42	24.95%

Prominent Properties
Sotheby's
INTERNATIONAL REALTY

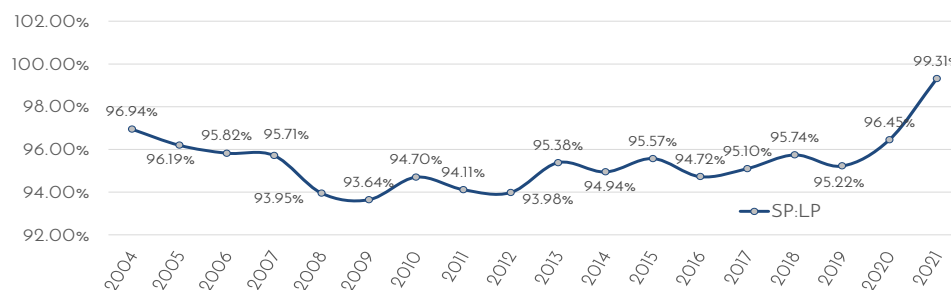
YTD	2021	2022	% Change
# Units Sold	121	74	-38.84%
Rate of Ab 3 Mo	2.30	2.67	16.09%
Actives	45	29	-35.56%
Under Contracts	23	22	-4.35%

Bernardsville Yearly Market Trends

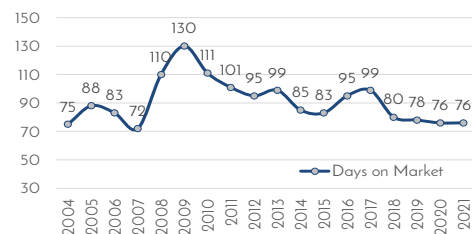


Bernardsville Yearly Market Trends

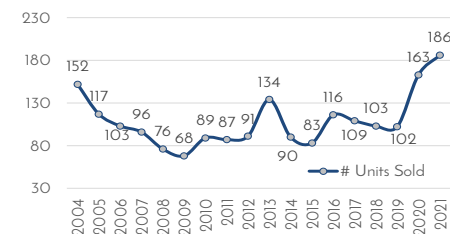
Sales Price to List Price Ratios



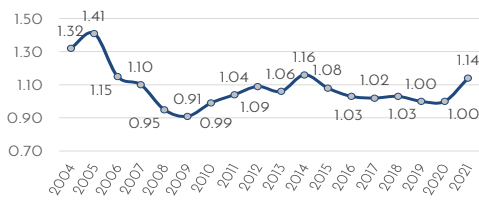
Average Days on Market



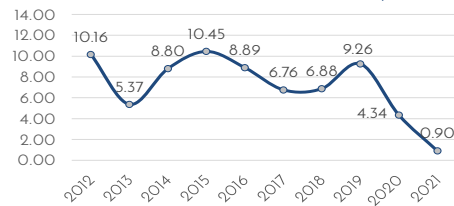
Number of Units Sold



Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



Data only available until 2012