

Bernardsville

May 2022 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	132 Claremont Road Unit 5D	OneFloor	2	1.0	29	\$248,000	\$244,000	\$237,000	97.13%	\$201,700	1.18
2	73 Liberty Road	CapeCod	3	1.0	15	\$325,000	\$325,000	\$342,000	105.23%	\$368,400	0.93
3	37 West Street	CapeCod	3	1.0	7	\$425,000	\$425,000	\$460,000	108.24%	\$408,200	1.13
4	26 Garibaldi Street	Colonial	3	1.1	51	\$679,000	\$599,999	\$610,000	101.67%		
5	43 Oak Place	Ranch	3	2.0	15	\$649,000	\$649,000	\$663,500	102.23%	\$535,700	1.24
6	4 Sunset Drive	Colonial	3	4.1	12	\$599,000	\$599,000	\$682,000	113.86%	\$587,700	1.16
7	76 Anderson Hill Road	CapeCod	4	1.1	22	\$685,000	\$685,000	\$686,000	100.15%	\$386,300	1.78
8	72 Olcott Avenue	SplitLev	4	2.1	9	\$679,000	\$679,000	\$725,000	106.77%	\$538,000	1.35
9	86 Old Army Road	Custom	3	3.0	7	\$799,000	\$799,000	\$815,000	102.00%	\$628,800	1.30
10	150 Douglass Avenue	Colonial	4	2.1	11	\$1,250,000	\$1,250,000	\$1,275,000	102.00%		
11	80 Overleigh Road	Colonial	4	4.1	8	\$1,299,000	\$1,299,000	\$1,309,726	100.83%	\$1,210,200	1.08
12	11 Crest Drive	Colonial	5	5.1	35	\$1,315,000	\$1,315,000	\$1,325,000	100.76%	\$1,048,800	1.26
13	140 Stone Fence Road	Colonial	6	6.2	11	\$2,200,000	\$2,200,000	\$2,200,000	100.00%	\$1,426,000	1.54
AVERAGE					18	\$857,846	\$851,461	\$871,556	103.14%		1.27

"Active" Listings in Bernardsville

Number of Units: 36
 Average List Price: \$1,926,353
 Average Days on Market: 62

"Under Contract" Listings in Bernardsville

Number of Units: 22
 Average List Price: \$1,030,041
 Average Days on Market: 19

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								59
List Price	\$980,571	\$1,612,833	\$917,667	\$1,043,941	\$851,461								\$1,038,020
Sales Price	\$940,321	\$1,563,917	\$976,167	\$1,029,215	\$871,556								\$1,033,666
SP:LP%	97.00%	98.96%	107.18%	100.94%	103.14%								101.48%
SP to AV	1.15	1.31	1.30	1.84	1.27								1.47
# Units Sold	7	6	6	17	13								49
3 Mo Rate of Ab	1.26	2.04	4.17	2.30	2.76								2.51
Active Listings	10	20	22	19	36								21
Under Contracts	15	21	27	30	22								23

Flashback! YTD 2021 vs YTD 2022

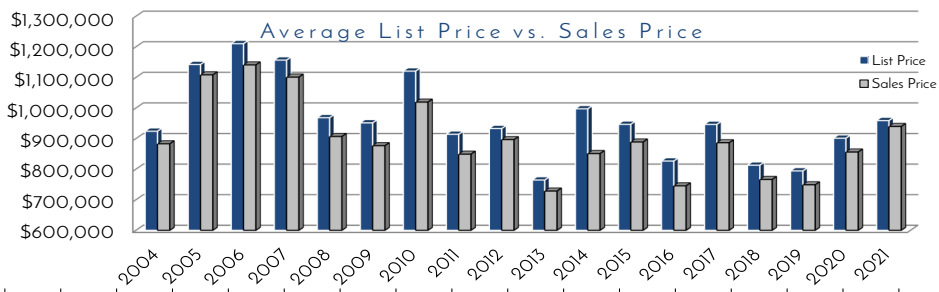
YTD	2021	2022	% Change
DOM	92	59	-35.33%
Sales Price	\$960,771	\$1,033,666	7.59%
LP:SP	99.00%	101.48%	2.51%
SP:AV	1.12	1.47	31.52%

Prominent Properties

Sotheby's
INTERNATIONAL REALTY

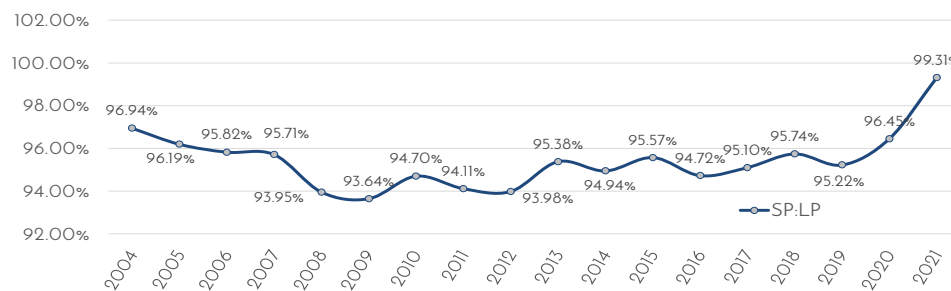
YTD	2021	2022	% Change
# Units Sold	87	49	-43.68%
Rate of Ab 3 Mo	2.25	2.76	22.67%
Actives	46	36	-21.74%
Under Contracts	34	22	-35.29%

Bernardsville Yearly Market Trends

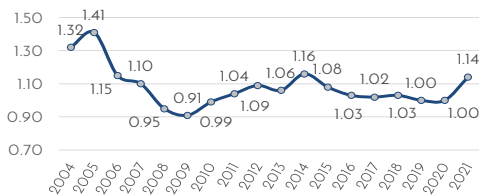


Bernardsville Yearly Market Trends

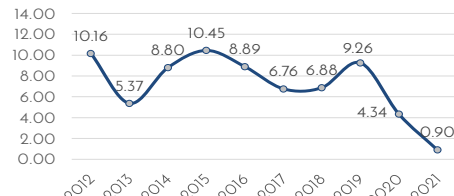
Sales Price to List Price Ratios



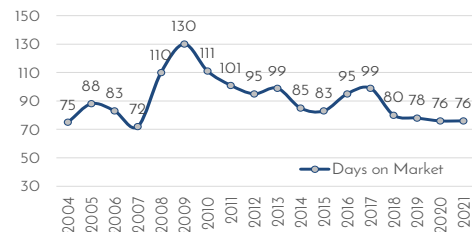
Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



Average Days on Market



Number of Units Sold

