

# Bernardsville

## November 2022 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	29 West Street	TwnEndUn	2	2.1	12	\$399,900	\$399,900	\$409,000	102.28%	\$331,500	1.23
2	50 Essex Avenue	Colonial	3	1.1	20	\$625,000	\$625,000	\$639,000	102.24%	\$484,100	1.32
3	27 Lakeview Drive	CapeCod	3	1.1	9	\$599,000	\$599,000	\$652,000	108.85%	\$542,600	1.20
4	23 Tower Mountain Drive	Colonial	4	2.1	16	\$850,000	\$850,000	\$835,000	98.24%	\$824,300	1.01
5	38 Oak Ridge Road	Custom	4	3.1	8	\$995,000	\$995,000	\$1,100,000	110.55%	\$695,200	1.58
6	17 Laurelwood	Colonial	6	4.2	11	\$1,425,000	\$1,425,000	\$1,570,000	110.18%	\$1,087,000	1.44
7	60 Peachcroft Drive	Custom	6	6.1	63	\$3,100,000	\$2,799,999	\$2,425,000	86.61%	\$1,444,100	1.68
<b>AVERAGE</b>					20	\$1,141,986	\$1,099,128	\$1,090,000	102.70%		1.35

### "Active" Listings in Bernardsville

Number of Units: 22  
 Average List Price: \$2,892,795  
 Average Days on Market: 91

### "Under Contract" Listings in Bernardsville

Number of Units: 17  
 Average List Price: \$1,653,706  
 Average Days on Market: 74

# 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		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		\$1,058,075
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		\$1,060,161
SP:LP%	97.00%	98.96%	107.18%	100.94%	103.14%	104.96%	102.22%	101.79%	97.29%	100.28%	102.70%		101.63%
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		1.38
# Units Sold	7	6	6	17	13	14	11	15	11	6	7		113
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		2.56
Active Listings	10	20	22	19	36	43	29	24	35	28	22		26
Under Contracts	15	21	27	30	22	19	22	14	12	12	17		19

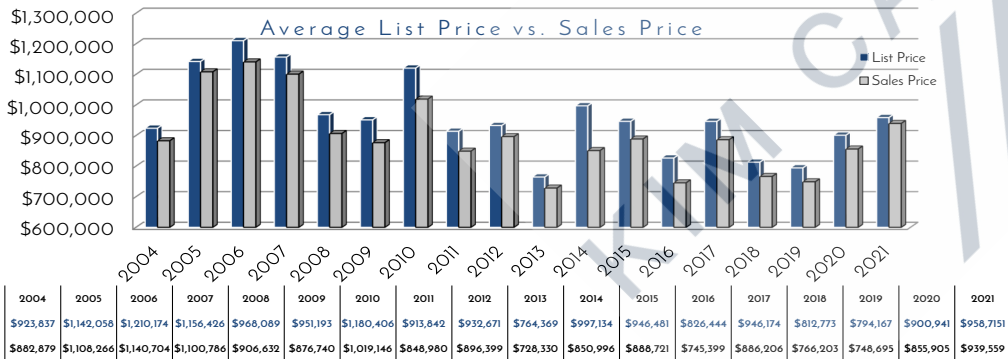
## Flashback! YTD 2021 vs YTD 2022

YTD	2021	2022	% Change
DOM	72	42	-41.95%
Sales Price	\$925,968	\$1,060,161	14.49%
LP:SP	99.48%	101.63%	2.16%
SP:AV	1.13	1.38	21.77%

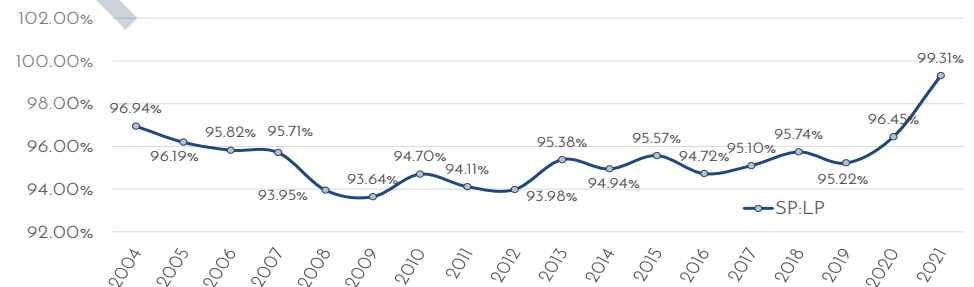
Prominent Properties  
Sotheby's  
INTERNATIONAL REALTY

YTD	2021	2022	% Change
# Units Sold	174	113	-35.06%
Rate of Ab 3 Mo	1.78	2.25	26.52%
Actives	22	22	0.00%
Under Contracts	22	17	-22.73%

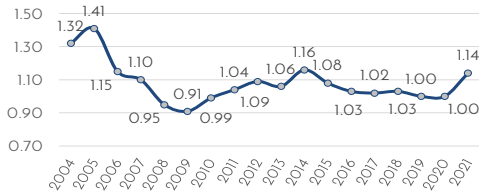
## Bernardsville Yearly Market Trends



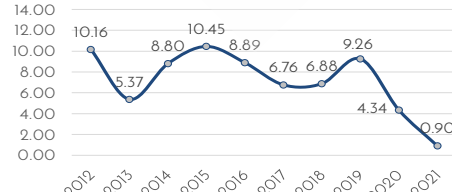
## Bernardsville Yearly Market Trends



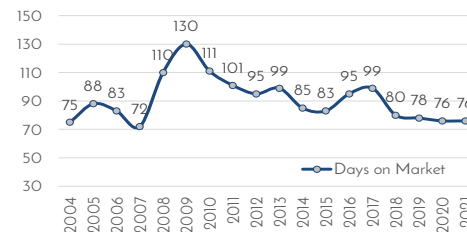
## Sales Price to Assessed Value Ratio



## 12 Month Rate of Absorption



## Average Days on Market



## Number of Units Sold

