

# Bernardsville

## October 2022 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	17 Center Street	Colonial	3	1.1	8	\$424,900	\$424,900	\$430,000	101.20%	\$328,000	1.31
2	48 Prospect Street	Ranch	3	2.0	9	\$599,000	\$599,000	\$610,000	101.84%	\$459,800	1.33
3	34 Maple Street	Colonial	3	3.1	154	\$659,999	\$639,999	\$640,000	100.00%	\$559,700	1.14
4	11 Douglass Avenue	Custom	5	3.0	155	\$799,000	\$749,000	\$720,000	96.13%	\$550,000	1.31
5	16 Dayton Street	Colonial	4	2.1	11	\$775,000	\$775,000	\$840,000	108.39%	\$655,600	1.28
6	160 Round Top Road	CapeCod	5	4.1	38	\$1,275,000	\$1,275,000	\$1,200,000	94.12%	\$953,900	1.26
AVERAGE					63	\$755,483	\$743,817	\$740,000	100.28%		1.27

### "Active" Listings in Bernardsville

Number of Units: 28  
 Average List Price: \$2,580,807  
 Average Days on Market: 82

### "Under Contract" Listings in Bernardsville

Number of Units: 12  
 Average List Price: \$1,590,908  
 Average Days on Market: 57

# 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				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				\$1,074,057
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				\$1,077,282
SP:LP%	97.00%	98.96%	107.18%	100.94%	103.14%	104.96%	102.22%	101.79%	97.29%				101.63%
SP to AV	1.15	1.31	1.30	1.84	1.27	1.34	1.32	1.26	1.34				1.39
# Units Sold	7	6	6	17	13	14	11	15	11				100
3 Mo Rate of Ab	1.26	2.04	4.17	2.30	2.76	3.00	2.67	1.95	2.92				2.56
Active Listings	10	20	22	19	36	43	29	24	35				26
Under Contracts	15	21	27	30	22	19	22	14	12				20

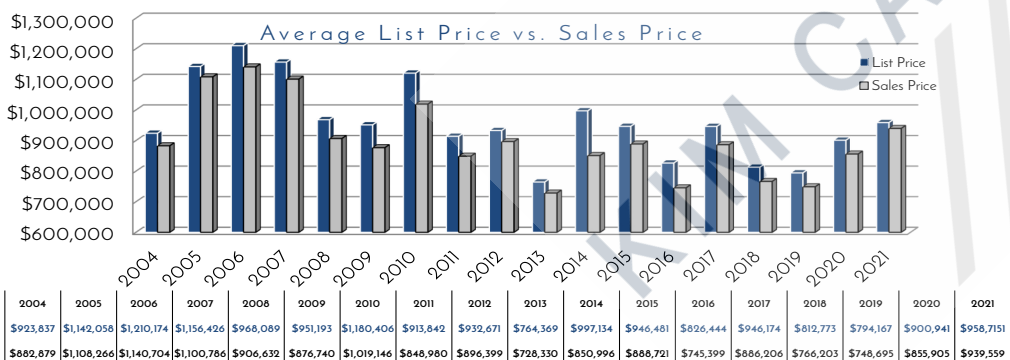
## Flashback! YTD 2021 vs YTD 2022

YTD	2021	2022	% Change
DOM	74	42	-43.16%
Sales Price	\$923,249	\$1,077,282	16.68%
LP:SP	99.41%	101.63%	2.24%
SP:AV	1.14	1.39	22.10%

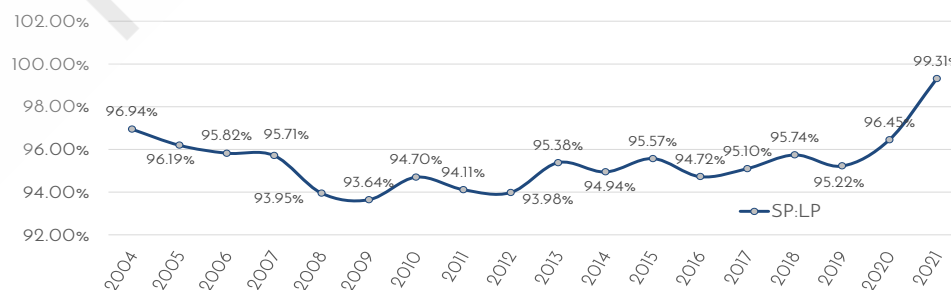
Prominent Properties  
Sotheby's  
INTERNATIONAL REALTY

YTD	2021	2022	% Change
# Units Sold	162	100	-38.27%
Rate of Ab 3 Mo	2.55	2.61	2.35%
Actives	29	28	-3.45%
Under Contracts	25	12	-52.00%

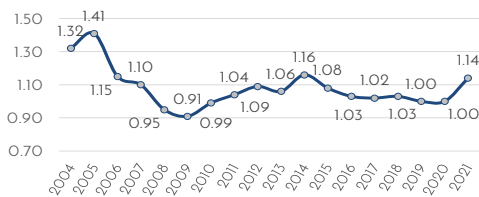
## Bernardsville Yearly Market Trends



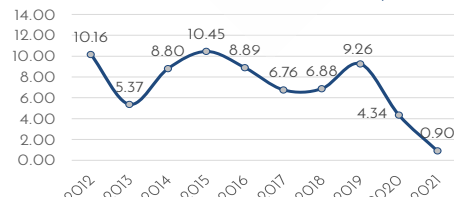
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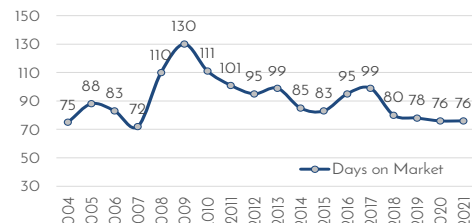
## Sales Price to Assessed Value Ratio



## 12 Month Rate of Absorption



## Average Days on Market



## Number of Units Sold

