

# Bernardsville

## April 2023 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	23 Woodland Road	Colonial	3	2.0	8	\$589,000	\$589,000	\$569,500	96.69%	\$381,600	1.49
2	41 Pheasant Hill Drive	CapeCod	3	2.0	28	\$749,000	\$749,000	\$710,000	94.79%	\$568,000	1.25
3	20 Columbia Drive	Bi-Level	4	3.0	6	\$729,000	\$729,000	\$740,000	101.51%	\$687,000	1.08
4	7 Rolling Hill Road	Colonial	5	3.1	9	\$769,000	\$769,000	\$800,000	104.03%	\$788,200	1.01
5	14 Hull Road	Custom	4	2.1	16	\$899,000	\$899,000	\$999,999	111.23%	\$713,200	1.40
6	22 Charlotte Hill Drive	Colonial	5	5.2	8	\$1,875,000	\$1,875,000	\$1,850,000	98.67%	\$1,433,500	1.29
AVERAGE					13	\$935,000	\$935,000	\$944,917	101.15%		1.25

### *"Active"* Listings in Bernardsville

Number of Units: 20  
Average List Price: \$2,679,400  
Average Days on Market: 79

### *"Under Contract"* Listings in Bernardsville

Number of Units: 19  
Average List Price: \$854,837  
Average Days on Market: 35

# Bernardsville 2023 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	110	48	25	13									51
List Price	\$1,878,312	\$930,417	\$840,125	\$935,000									\$1,176,429
Sales Price	\$1,540,000	\$884,892	\$850,125	\$944,917									\$1,074,995
SP:LP%	91.61%	97.62%	100.72%	101.15%									97.55%
SP to AV	1.18	1.29	1.25	1.25									1.24
# Units Sold	8	6	8	6									28
3 Mo Rate of Ab	2.86	2.57	2.18	2.55									2.54
Active Listings	22	20	15	20									19
Under Contracts	11	13	13	19									14

## Flashback! YTD 2022 vs YTD 2023

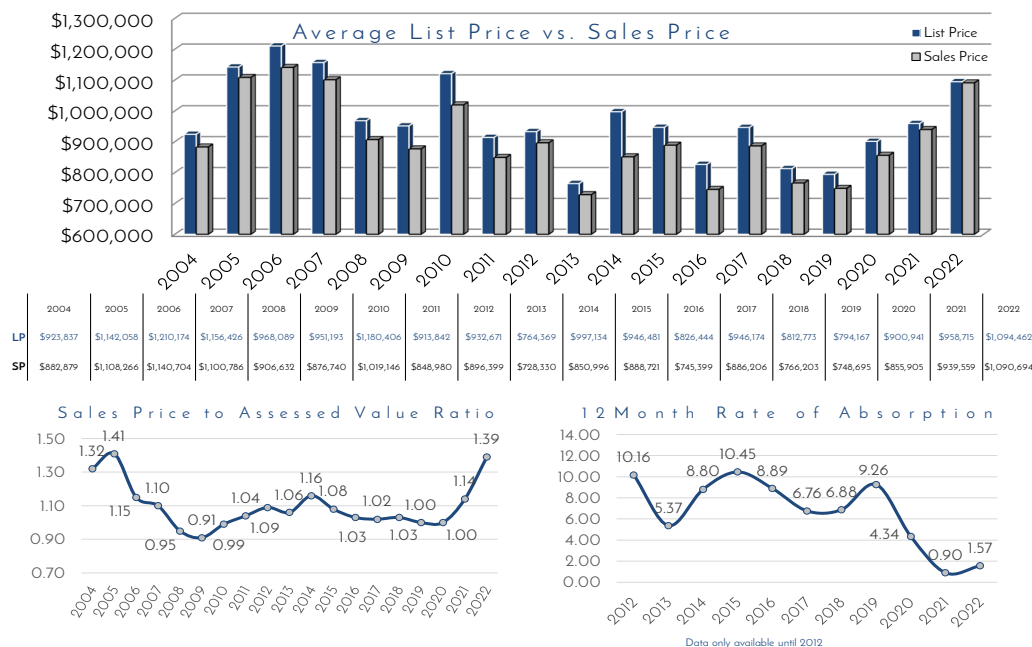
YTD	2022	2023	% Change
DOM	75	51	-31.11%
Sales Price	\$1,092,206	\$1,074,995	-1.58%
LP:SP	100.88%	97.55%	-3.31%
SP:AV	1.542	1.242	-19.43%

## Prominent Properties

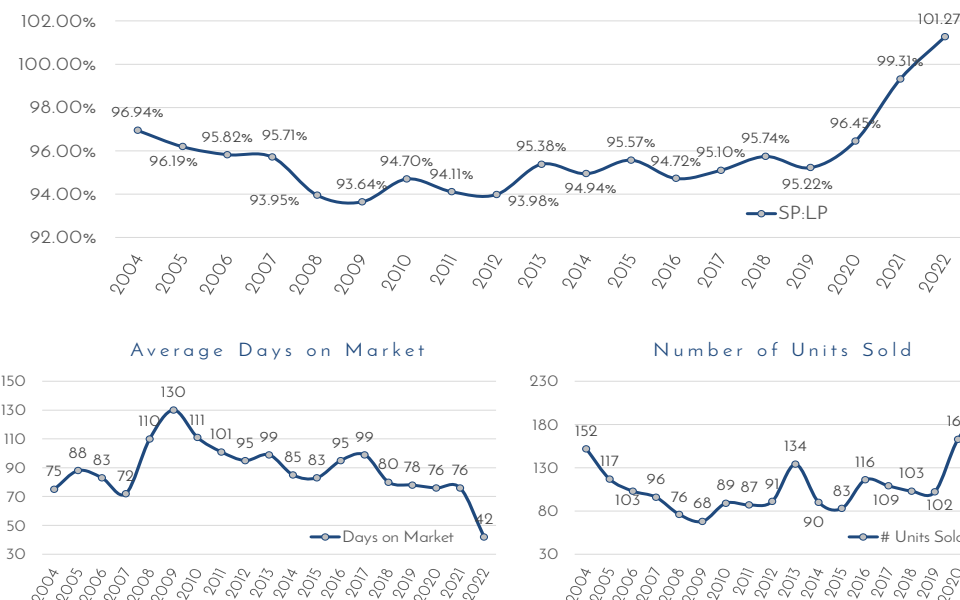
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YTD	2022	2023	% Change
# Units Sold	36	28	-22.22%
Rate of Ab 3 Mo	2.44	2.54	3.99%
Actives	18	19	8.45%
Under Contracts	23	14	-39.78%

## Bernardsville Yearly Market Trends



## Bernardsville Yearly Market Trends Sales Price to List Price Ratios



Not intended to solicit a property already listed.

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