

Bernardsville

August 2023 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	21 Center Street	Colonial	3	1.0	8	\$305,000	\$305,000	\$290,000	95.08%	\$323,300	0.90
2	12 Tysley Street	CapeCod	3	1.1	14	\$425,000	\$425,000	\$495,000	116.47%	\$368,700	1.34
3	57 Bernards Avenue	Colonial	2	1.0	12	\$445,000	\$445,000	\$510,000	114.61%	\$336,900	1.51
4	170 Claremont Road	Colonial	2	1.1	37	\$524,800	\$524,800	\$530,000	100.99%	\$298,100	1.78
5	22 Essex Avenue	Ranch	3	2.0	12	\$629,000	\$629,000	\$651,000	103.50%	\$523,700	1.24
6	79 Mine Mount Road	Colonial	3	2.2	19	\$619,000	\$619,000	\$693,000	111.95%	\$570,100	1.22
7	32 Childsworth Avenue	Colonial	4	2.1	20	\$675,000	\$675,000	\$745,000	110.37%	\$556,900	1.34
8	7 Elmer Avenue	Colonial	4	2.0	6	\$759,000	\$759,000	\$865,000	113.97%	\$635,600	1.36
9	29 Chestnut Avenue	Custom	5	3.0	59	\$1,185,000	\$1,185,000	\$973,000	82.11%	\$711,200	1.37
10	16 Harvey Drive	Ranch	4	2.1	18	\$895,000	\$895,000	\$999,999	111.73%	\$657,400	1.52
11	25 Rolling Hill Road	Colonial	4	2.1	15	\$1,199,000	\$1,199,000	\$1,300,001	108.42%	\$950,300	1.37
12	175 Round Top Road	Custom	5	6.0	8	\$2,500,000	\$2,500,000	\$2,700,000	108.00%		
13	65 Charles Road	Custom	6	8.2	235	\$3,495,000	\$3,495,000	\$3,525,000	100.86%	\$3,187,000	1.11
AVERAGE					36	\$1,050,446	\$1,050,446	\$1,098,231	106.00%	\$759,933	1.34

"Active" Listings in Bernardsville

Number of Units: 18
Average List Price: \$3,826,666
Average Days on Market: 106

"Under Contract" Listings in Bernardsville

Number of Units: 7
Average List Price: \$1,212,714
Average Days on Market: 38

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	44	35	46	36					44
List Price	\$1,878,312	\$930,417	\$840,125	\$935,000	\$662,986	\$1,048,385	\$1,969,090	\$1,050,446					\$1,190,938
Sales Price	\$1,540,000	\$884,892	\$850,125	\$944,917	\$672,286	\$1,033,708	\$1,818,600	\$1,098,231					\$1,136,719
SP:LP%	91.61%	97.62%	100.72%	101.15%	102.33%	100.27%	101.13%	106.00%					100.57%
SP to AV	1.18	1.29	1.25	1.25	1.11	1.30	1.35	1.34					1.27
# Units Sold	8	6	8	6	7	13	10	13					71
3 Mo Rate of Ab	2.86	2.57	2.18	2.55	3.14	2.65	2.22	1.63					2.48
Active Listings	22	20	15	20	25	21	19	18					20
Under Contracts	11	13	13	19	19	22	18	7					15

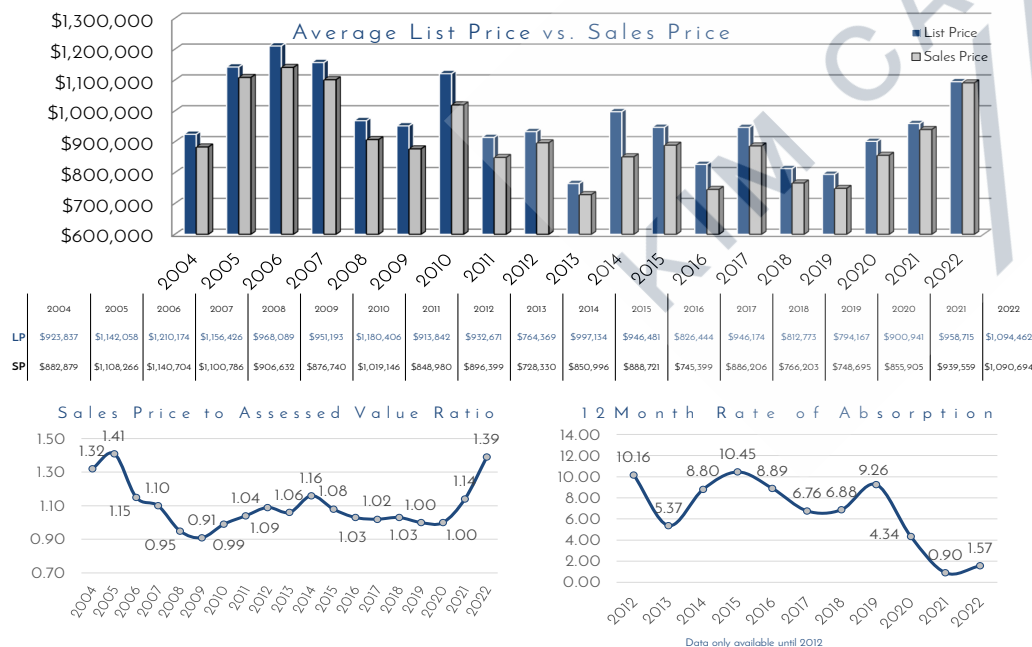
Flashback! YTD 2022 vs YTD 2023

YTD	2022	2023	% Change
DOM	42	44	5.85%
Sales Price	\$1,041,857	\$1,136,719	9.11%
LP:SP	102.17%	100.57%	-1.57%
SP:AV	1.397	1.268	-9.20%

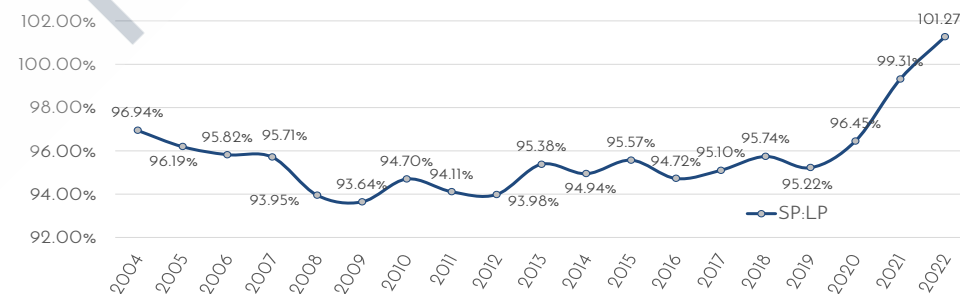
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YTD	2022	2023	% Change
# Units Sold	89	71	-20.22%
Rate of Ab 3 Mo	2.52	2.48	-1.74%
Actives	25	20	-21.18%
Under Contracts	21	15	-28.24%

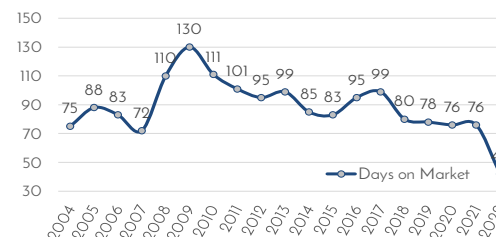
Bernardsville Yearly Market Trends



Bernardsville Yearly Market Trends Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

