

Bernardsville

February 202 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	11 Thompson Street	Colonial	3	1.1	20	\$399,000	\$399,000	\$413,000	103.51%	\$284,600	1.45
2	3 Prospect Street	Colonial	3	1.1	60	\$449,500	\$449,500	\$443,350	98.63%	\$329,800	1.34
3	15 Orchard Street	CapeCod	3	2.0	36	\$499,000	\$499,000	\$499,000	100.00%	\$367,500	1.36
4	39 Wesley Avenue	Colonial	3	3.0	48	\$710,000	\$710,000	\$700,000	98.59%	\$625,100	1.12
5	40 Jockey Hollow Road	Custom	4	4.2	36	\$1,650,000	\$1,650,000	\$1,575,000	95.45%	\$1,094,000	1.44
6	78 Carriage House Road	Colonial	5	4.1	85	\$1,875,000	\$1,875,000	\$1,679,000	89.55%	\$1,637,200	1.03
AVERAGE					48	\$930,417	\$930,417	\$884,892	97.62%		1.29

"Active" Listings in Bernardsville

Number of Units: 20
 Average List Price: \$2,103,940
 Average Days on Market: 78

"Under Contract" Listings in Bernardsville

Number of Units: 13
 Average List Price: \$808,992
 Average Days on Market: 15

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											83
List Price	\$1,878,312	\$930,417											\$1,472,071
Sales Price	\$1,540,000	\$884,892											\$1,259,239
SP:LP%	91.61%	97.62%											94.19%
SP to AV	1.18	1.29											1.23
# Units Sold	8	6											14
3 Mo Rate of Ab	2.86	2.57											2.72
Active Listings	22	20											21
Under Contracts	11	13											12

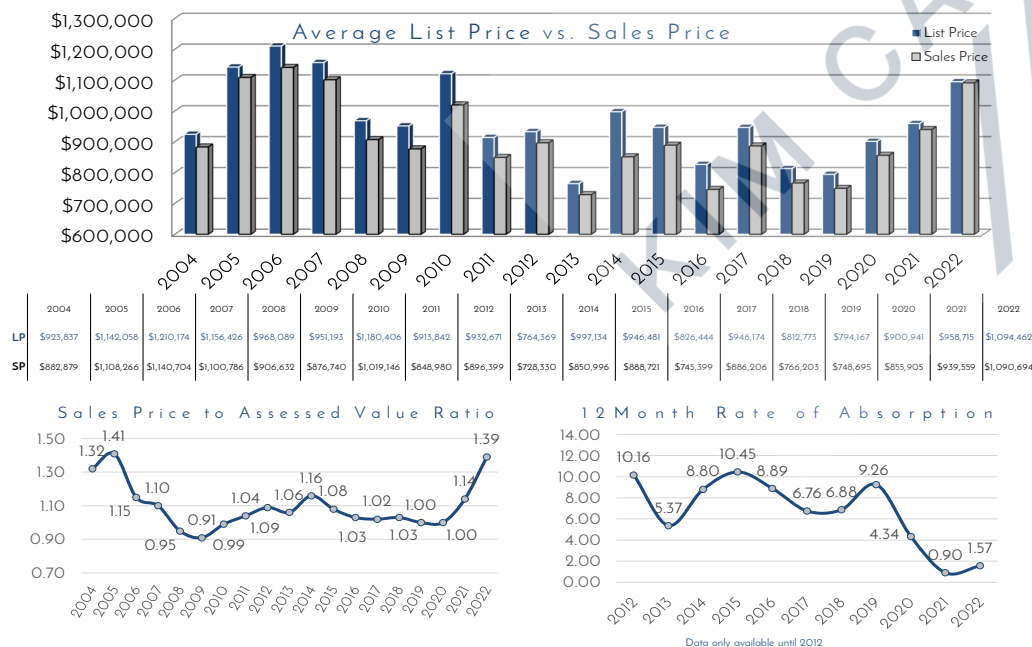
Flashback! YTD 2022 vs YTD 2023

YTD	2022	2023	% Change
DOM	66	83	25.50%
Sales Price	\$1,228,135	\$1,259,239	2.53%
LP:SP	97.91%	94.19%	-3.80%
SP:AV	1.22	1.23	1.36%

Prominent
Properties
Sotheby's
INTERNATIONAL REALTY

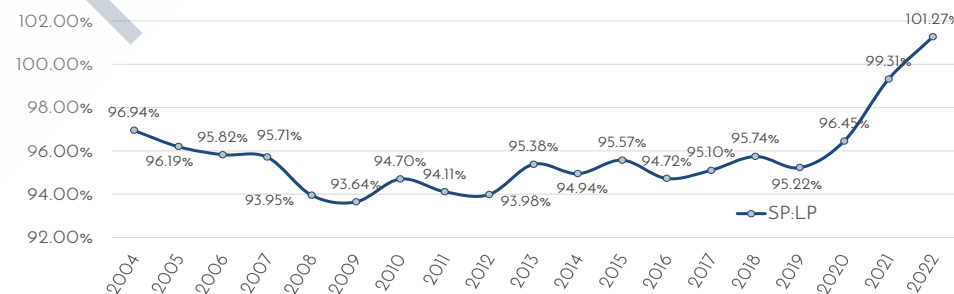
YTD	2022	2023	% Change
# Units Sold	13	14	7.69%
Rate of Ab 3 Mo	1.65	2.72	64.55%
Actives	15	21	40.00%
Under Contracts	18	12	-33.33%

Bernardsville Yearly Market Trends

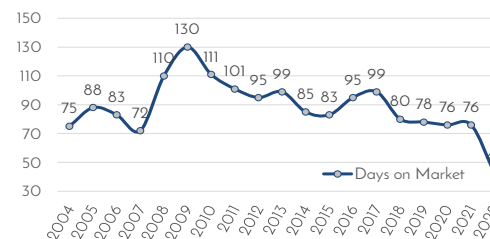


Bernardsville Yearly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

