

Bernardsville

June 2023 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	132 Claremont Road	TwndUn	1	1.0	24	\$275,000	\$249,000	\$249,000	100.00%	\$199,100	1.25
2	18 Sunnybrook Road	Custom	3	1.1	18	\$565,000	\$565,000	\$577,500	102.21%	\$509,600	1.13
3	150 Mount Airy Road	CapeCod	3	2.0	8	\$569,000	\$569,000	\$590,000	103.69%	\$493,800	1.19
4	31 Dayton Crest	Colonial	4	2.1	98	\$750,000	\$745,000	\$745,000	100.00%	\$610,900	1.22
5	22 Old Army Road	CapeCod	3	3.0	8	\$650,000	\$650,000	\$750,000	115.38%	\$430,500	1.74
6	33 Orchard Hill Road	Colonial	4	2.1	1	\$800,000	\$800,000	\$795,000	99.38%	\$707,400	1.12
7	179 Anderson Hill Road	Colonial	4	4.0	6	\$1,139,000	\$1,139,000	\$1,139,000	100.00%	\$937,300	1.22
8	8 Harvey Drive	Colonial	6	3.0	63	\$1,189,000	\$1,189,000	\$1,144,000	96.22%	\$877,800	1.30
9	80 Claremont Road	TwndUn	3	3.1	107	\$1,399,000	\$1,399,000	\$1,200,000	85.78%		
10	59 Old Fort Road	Custom	4	3.2	16	\$1,199,000	\$1,199,000	\$1,355,000	113.01%	\$942,000	1.44
11	28-2 Post Kennel Road	Colonial	5	5.2	97	\$1,525,000	\$1,525,000	\$1,413,699	92.70%	\$1,165,300	1.21
12	101 Overleigh Road	Contemp	4	5.1	12	\$1,450,000	\$1,450,000	\$1,480,000	102.07%		
13	70 Post Kennel Road	Custom	4	3.1	2	\$2,150,000	\$2,150,000	\$2,000,000	93.02%	\$1,402,000	1.43
AVERAGE					35	\$1,050,769	\$1,048,385	\$1,033,708	100.27%	\$752,336	1.30

"Active" Listings in Bernardsville

Number of Units: 21
Average List Price: \$3,513,905
Average Days on Market: 81

"Under Contract" Listings in Bernardsville

Number of Units: 22
Average List Price: \$1,640,259
Average Days on Market: 55

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
List Price	\$1,878,312	\$930,417	\$840,125	\$935,000	\$662,986	\$1,048,385							\$1,066,873
Sales Price	\$1,540,000	\$884,892	\$850,125	\$944,917	\$672,286	\$1,033,708							\$1,005,084
SP:LP%	91.61%	97.62%	100.72%	101.15%	102.33%	100.27%							98.98%
SP to AV	1.18	1.29	1.25	1.25	1.11	1.30							1.23
# Units Sold	8	6	8	6	7	13							48
3 Mo Rate of Ab	2.86	2.57	2.18	2.55	3.14	2.65							2.66
Active Listings	22	20	15	20	25	21							21
Under Contracts	11	13	13	19	19	22							16

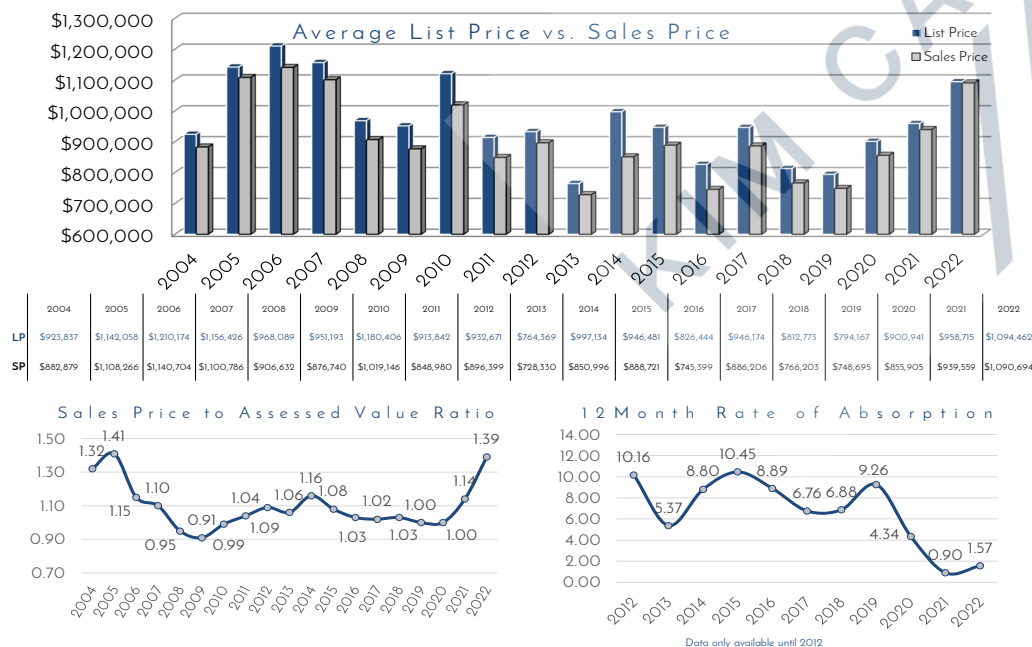
Flashback! YTD 2022 vs YTD 2023

YTD	2022	2023	% Change
DOM	49	46	-6.81%
Sales Price	\$1,021,185	\$1,005,084	-1.58%
LP:SP	102.25%	98.98%	-3.20%
SP:AV	1.444	1.235	-14.51%

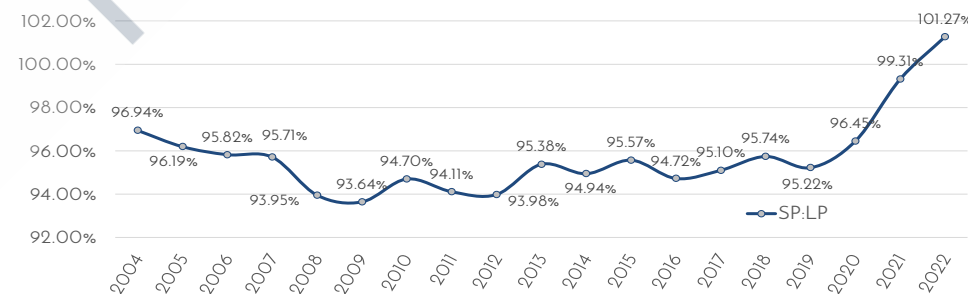
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YTD	2022	2023	% Change
# Units Sold	63	48	-23.81%
Rate of Ab 3 Mo	2.59	2.66	2.70%
Actives	25	21	-18.00%
Under Contracts	22	16	-27.61%

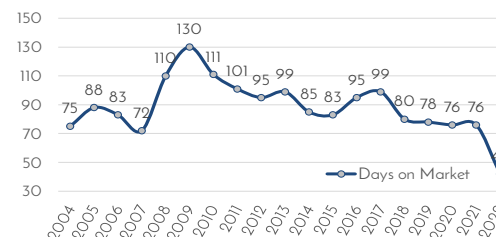
Bernardsville Yearly Market Trends



Bernardsville Yearly Market Trends Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

