

Bernardsville

May 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 5B	OneFloor	2	1.0	15	\$254,900	\$254,900	\$266,000	104.35%	\$212,100	1.25
2	4B Somerset Hills Court	TwnEndUn	2	2.1	38	\$319,000	\$319,000	\$320,000	100.31%	\$357,200	0.90
3	54 Lloyd Road	Ranch	2	2.0	141	\$649,500	\$595,000	\$580,000	97.48%	\$485,100	1.20
4	63 Old Army Road	Colonial	4	3.1	22	\$589,000	\$589,000	\$675,000	114.60%	\$523,700	1.29
5	28 Rippling Brook Way	Contemp	4	4.1	13	\$869,000	\$869,000	\$850,000	97.81%	\$855,100	0.99
6	36 Pheasant Hill Drive	RanchExp	3	3.1	5	\$899,000	\$899,000	\$975,000	108.45%	\$817,800	1.19
7	40 Peachcroft Drive	Carriage	3	3.1	75	\$1,250,000	\$1,115,000	\$1,040,000	93.27%	\$1,115,900	0.93
AVERAGE					44	\$690,057	\$662,986	\$672,286	102.33%		1.11

"Active" Listings in Bernardsville

Number of Units: 25
Average List Price: \$2,408,548
Average Days on Market: 65

"Under Contract" Listings in Bernardsville

Number of Units: 19
Average List Price: \$1,627,526
Average Days on Market: 49

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								50
List Price	\$1,878,312	\$930,417	\$840,125	\$935,000	\$662,986								\$1,073,740
Sales Price	\$1,540,000	\$884,892	\$850,125	\$944,917	\$672,286								\$994,453
SP:LP%	91.61%	97.62%	100.72%	101.15%	102.33%								98.50%
SP to AV	1.18	1.29	1.25	1.25	1.11								1.21
# Units Sold	8	6	8	6	7								35
3 Mo Rate of Ab	2.86	2.57	2.18	2.55	3.14								2.66
Active Listings	22	20	15	20	25								20
Under Contracts	11	13	13	19	19								15

Flashback! YTD 2022 vs YTD 2023

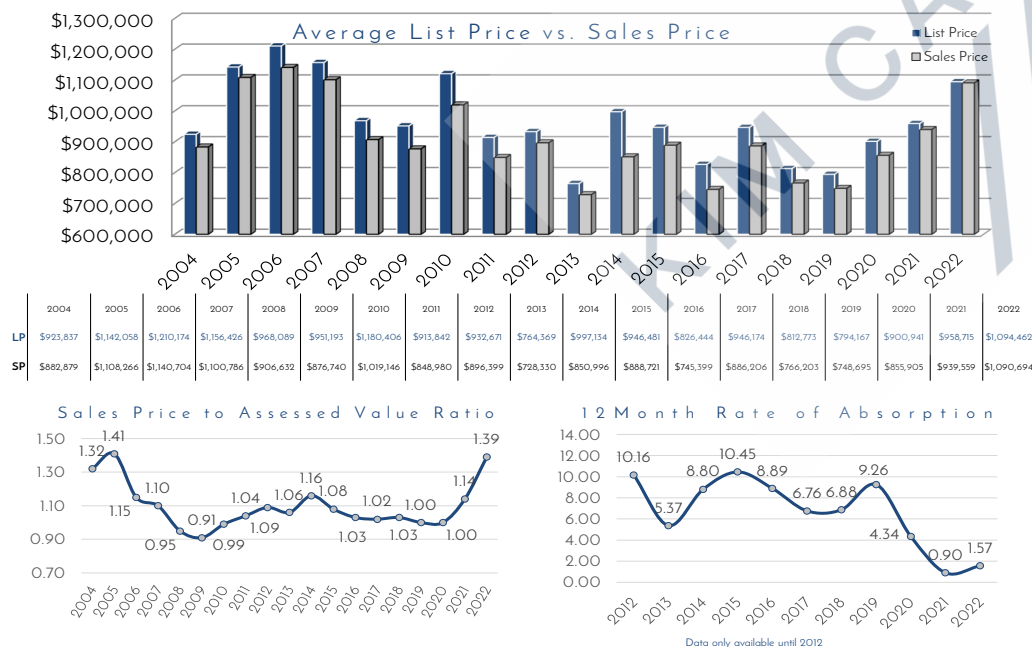
YTD	2022	2023	% Change
DOM	59	50	-16.12%
Sales Price	\$1,033,666	\$994,453	-3.79%
LP:SP	101.48%	98.50%	-2.94%
SP:AV	1.475	1.214	-17.70%

Prominent
Properties

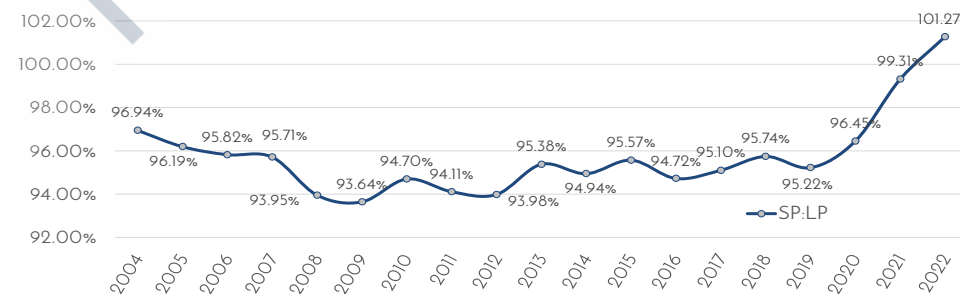
Sotheby's
INTERNATIONAL REALTY

YTD	2022	2023	% Change
# Units Sold	49	35	-28.57%
Rate of Ab 3 Mo	2.51	2.66	6.15%
Actives	21	20	-4.67%
Under Contracts	23	15	-34.78%

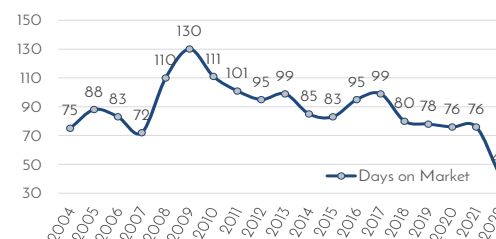
Bernardsville Yearly Market Trends



Bernardsville Yearly Market Trends Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

