

Bernardsville

November 2023 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	47 Mine Mount Road	Colonial	3	2.0	22	\$525,000	\$525,000	\$515,000	98.10%	\$456,600	1.13
2	280 Hardscrabble Road	Cottage	2	2.0	16	\$627,000	\$627,000	\$630,000	100.48%	\$584,800	1.08
3	50 Liberty Road	CapeCod	3	2.0	8	\$599,000	\$599,000	\$650,000	108.51%	\$442,900	1.47
4	101 Seney Drive Ext	Custom	4	2.0	38	\$758,000	\$758,000	\$700,000	92.35%	\$660,800	1.06
5	31 Somerset Avenue	Ranch	3	2.0	12	\$695,000	\$695,000	\$765,000	110.07%	\$465,800	1.64
6	56 Center Street Ext	Colonial	4	2.2	35	\$950,000	\$925,000	\$955,000	103.24%	\$788,900	1.21
7	7 Laurel Lane	Colonial	4	3.1	86	\$1,127,000	\$998,000	\$998,000	100.00%	\$913,400	1.09
8	8 Rolling Hill Road	Custom	4	2.1	11	\$975,000	\$975,000	\$1,085,000	111.28%	\$755,000	1.44
AVERAGE					29	\$782,000	\$762,750	\$787,250	103.00%		1.26

"Active" Listings in Bernardsville

Number of Units: 19
Average List Price: \$3,526,421
Average Days on Market: 111

"Under Contract" Listings in Bernardsville

Number of Units: 6
Average List Price: \$991,483
Average Days on Market: 45

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	92	37	29		45
List Price	\$1,878,312	\$930,417	\$840,125	\$935,000	\$662,986	\$1,048,385	\$1,969,090	\$1,050,446	\$1,777,600	\$832,750	\$762,750		\$1,169,064
Sales Price	\$1,540,000	\$884,892	\$850,125	\$944,917	\$672,286	\$1,033,708	\$1,818,600	\$1,098,231	\$1,732,500	\$821,000	\$787,250		\$1,124,449
SP:LP%	91.61%	97.62%	100.72%	101.15%	102.33%	100.27%	101.13%	106.00%	98.96%	99.48%	103.00%		100.65%
SP to AV	1.18	1.29	1.25	1.25	1.11	1.30	1.35	1.34	1.15	1.22	1.26		1.26
# Units Sold	8	6	8	6	7	13	10	13	5	4	8		88
3 Mo Rate of Ab	2.86	2.57	2.18	2.55	3.14	2.65	2.22	1.63	2.89	3.41	4.07		2.74
Active Listings	22	20	15	20	25	21	19	18	28	22	19		21
Under Contracts	11	13	13	19	19	22	18	7	7	11	6		13

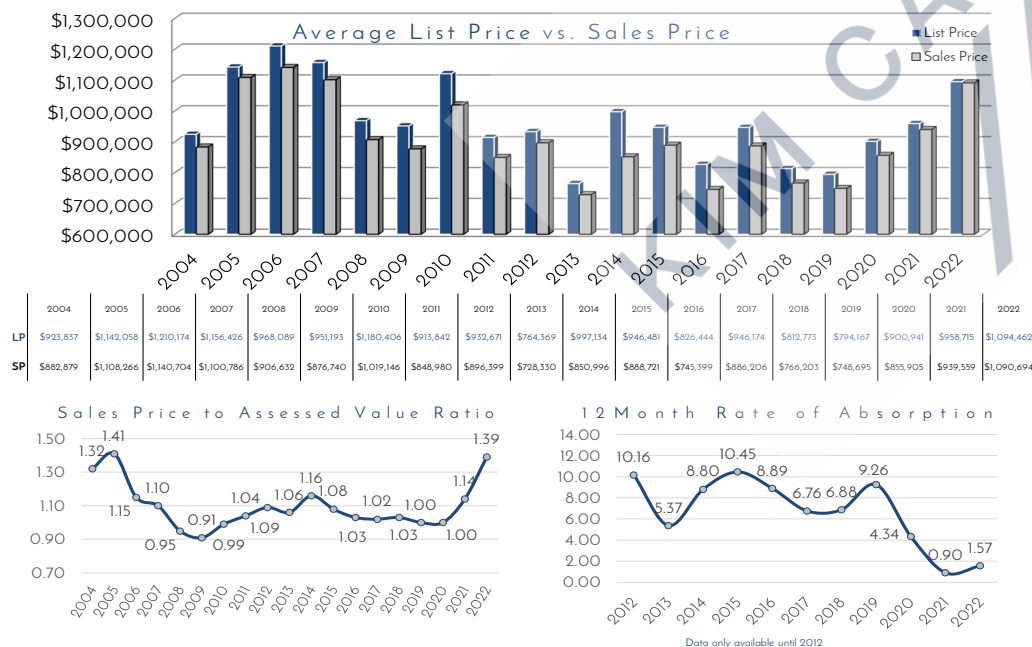
Flashback! YTD 2022 vs YTD 2023

YTD	2022	2023	% Change
DOM	42	45	7.80%
Sales Price	\$1,060,161	\$1,124,449	6.06%
LP:SP	101.63%	100.65%	-0.96%
SP:AV	1.381	1.260	-8.81%

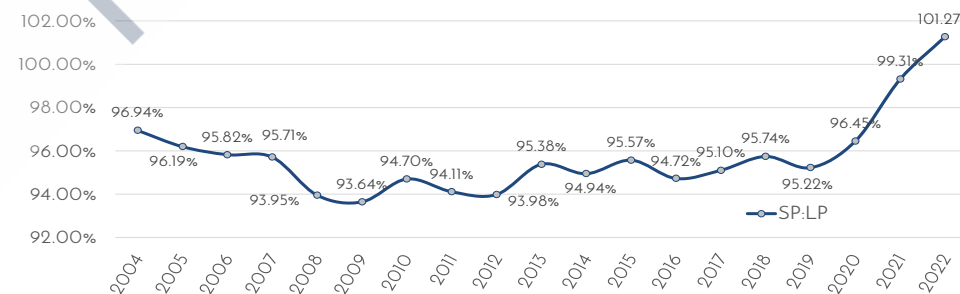
Prominent
Properties
Sotheby's
INTERNATIONAL REALTY

YTD	2022	2023	% Change
# Units Sold	113	88	-22.12%
Rate of Ab 3 Mo	2.56	2.74	6.99%
Actives	26	21	-20.49%
Under Contracts	19	13	-30.81%

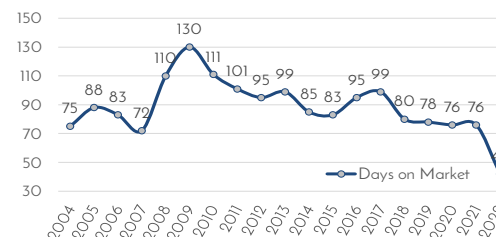
Bernardsville Yearly Market Trends



Bernardsville Yearly Market Trends Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

