

Bernardsville

October 2023 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	12 Wesley Avenue	CapeCod	4	2.0	33	\$649,000	\$649,000	\$660,000	101.69%	\$468,600	1.41
2	11 Dobbs Street	Colonial	4	3.1	12	\$749,000	\$749,000	\$805,000	107.48%	\$713,000	1.13
3	51 Old Army Road	Custom	4	3.0	61	\$899,000	\$849,000	\$820,000	96.58%	\$718,600	1.14
4	2 Wesley Avenue	Colonial	4	3.1	41	\$1,084,000	\$1,084,000	\$999,000	92.16%	\$827,200	1.21
AVERAGE					37	\$845,250	\$832,750	\$821,000	99.48%		1.22

"Active" Listings in Bernardsville

Number of Units: 22
 Average List Price: \$3,650,091
 Average Days on Market: 98

"Under Contract" Listings in Bernardsville

Number of Units: 11
 Average List Price: \$726,627
 Average Days on Market: 27

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			47
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			\$1,209,695
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			\$1,158,169
SP:LP%	91.61%	97.62%	100.72%	101.15%	102.33%	100.27%	101.13%	106.00%	98.96%	99.48%			100.41%
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
# Units Sold	8	6	8	6	7	13	10	13	5	4			80
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			2.61
Active Listings	22	20	15	20	25	21	19	18	28	22			21
Under Contracts	11	13	13	19	19	22	18	7	7	11			14

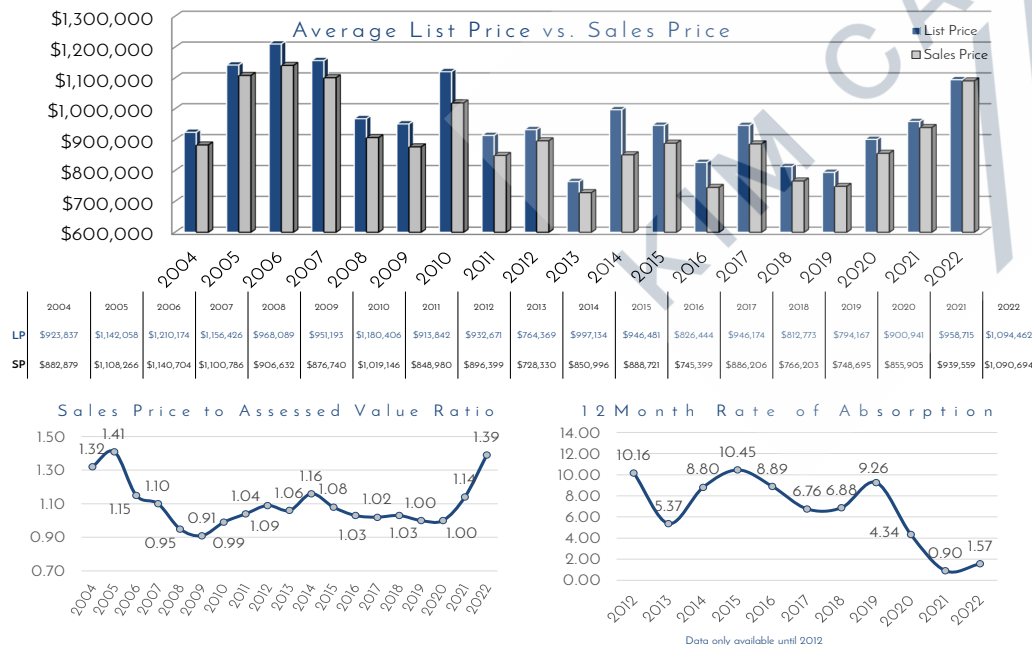
Flashback! YTD 2022 vs YTD 2023

YTD	2022	2023	% Change
DOM	43	47	8.02%
Sales Price	\$1,058,191	\$1,158,169	9.45%
LP:SP	101.56%	100.41%	-1.13%
SP:AV	1.383	1.259	-8.97%

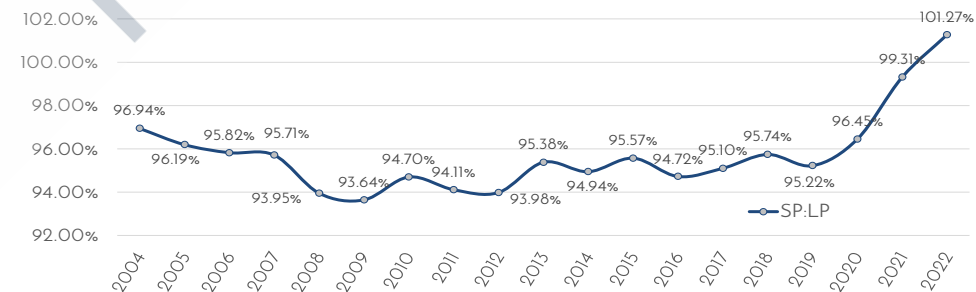
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YTD	2022	2023	% Change
# Units Sold	106	80	-24.53%
Rate of Ab 3 Mo	2.57	2.61	1.64%
Actives	27	21	-21.05%
Under Contracts	19	14	-27.84%

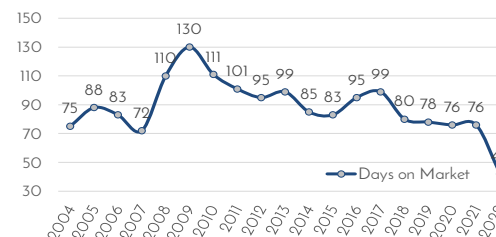
Bernardsville Yearly Market Trends



Bernardsville Yearly Market Trends Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

