

Bernardsville

September 2023 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	22 Mullens Lane	CapeCod	4	2.0	64	\$699,000	\$699,000	\$740,000	105.87%	\$620,400	1.19
2	80 Claremont Road	OneFloor	2	2.1	21	\$1,100,000	\$1,100,000	\$1,072,500	97.50%	\$968,000	1.11
3	86-3 Douglass Avenue	Custom	5	5.1	136	\$1,750,000	\$1,599,000	\$1,600,000	100.06%	\$1,495,200	1.07
4	113-3 Hickory Tree Road	Colonial	5	4.2	200	\$2,495,000	\$2,495,000	\$2,400,000	96.19%		
5	7 Stevens Road	Custom	6	6.2	41	\$2,995,000	\$2,995,000	\$2,850,000	95.16%	\$2,316,700	1.23
AVERAGE					92	\$1,807,800	\$1,777,600	\$1,732,500	98.96%		1.15

"Active" Listings in Bernardsville

Number of Units: 28
 Average List Price: \$2,934,953
 Average Days on Market: 88

"Under Contract" Listings in Bernardsville

Number of Units: 7
 Average List Price: \$784,857
 Average Days on Market: 42

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				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				\$1,229,534
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				\$1,175,915
SP:LP%	91.61%	97.62%	100.72%	101.15%	102.33%	100.27%	101.13%	106.00%	98.96%				100.46%
SP to AV	1.18	1.29	1.25	1.25	1.11	1.30	1.35	1.34	1.15				1.26
# Units Sold	8	6	8	6	7	13	10	13	5				76
3 Mo Rate of Ab	2.86	2.57	2.18	2.55	3.14	2.65	2.22	1.63	2.89				2.52
Active Listings	22	20	15	20	25	21	19	18	28				21
Under Contracts	11	13	13	19	19	22	18	7	7				14

Flashback! YTD 2022 vs YTD 2023

YTD	2022	2023	% Change
DOM	42	47	12.22%
Sales Price	\$1,077,282	\$1,175,915	9.16%
LP:SP	101.63%	100.46%	-1.15%
SP:AV	1.390	1.261	-9.28%

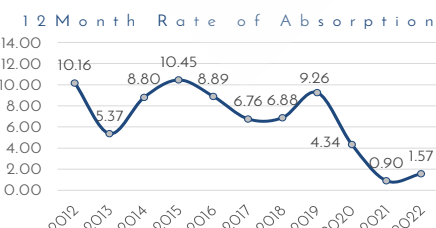
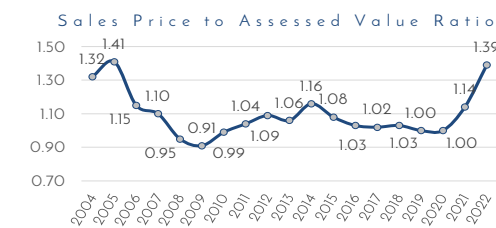
Prominent
Properties
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INTERNATIONAL REALTY

YTD	2022	2023	% Change
# Units Sold	100	76	-24.00%
Rate of Ab 3 Mo	2.56	2.52	-1.65%
Actives	26	21	-21.01%
Under Contracts	20	14	-29.12%

Bernardsville Yearly Market Trends

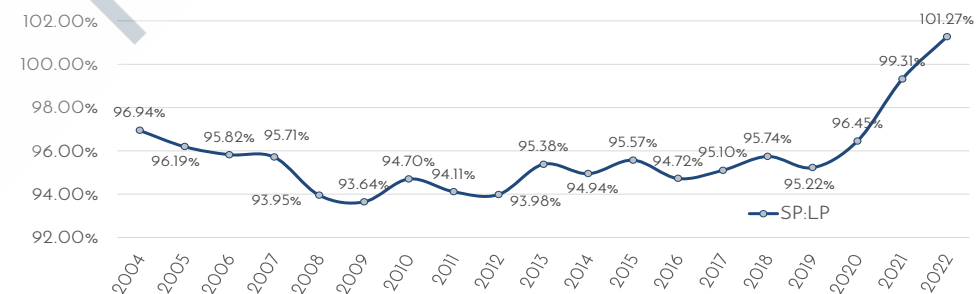


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
LP	\$923,837	\$1,142,058	\$1,210,174	\$1,156,426	\$968,089	\$951,193	\$1,180,406	\$813,842	\$932,671	\$764,369	\$997,134	\$946,481	\$826,444	\$946,174	\$812,773	\$794,167	\$900,941	\$958,715	\$1,094,462
SP	\$882,879	\$1,108,266	\$1,140,704	\$1,100,786	\$906,632	\$876,740	\$1,019,146	\$848,980	\$896,399	\$728,330	\$850,996	\$888,721	\$745,399	\$886,206	\$766,203	\$748,695	\$855,905	\$939,559	\$1,090,694

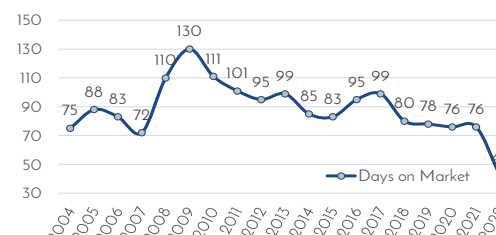


Data only available until 2012

Bernardsville Yearly Market Trends Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

