

Bernardsville

April 2024 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 7D | OneFloor | 1 | 1.0 | 15 | \$249,900 | \$249,900 | \$253,000 | 101.24% | \$201,600 | 1.25 |
| 2 | 175 Claremont Road | Ranch | 3 | 2.1 | 34 | \$795,000 | \$795,000 | \$666,999 | 83.90% | \$795,900 | 0.84 |
| 3 | 31 Garibaldi Street | Colonial | 4 | 2.1 | 29 | \$789,000 | \$749,000 | \$720,000 | 96.13% | \$623,700 | 1.15 |
| 4 | 28 Courter Street | Bi-Level | 3 | 3.0 | 15 | \$749,000 | \$749,000 | \$787,500 | 105.14% | \$544,800 | 1.45 |
| 5 | 66 Ambar Place | Colonial | 4 | 2.1 | 18 | \$785,000 | \$785,000 | \$830,000 | 105.73% | \$728,100 | 1.14 |
| 6 | 191 Washington Corner Road | Colonial | 4 | 3.0 | 14 | \$1,150,000 | \$1,150,000 | \$1,120,000 | 97.39% | \$931,200 | 1.20 |
| 7 | 113-2 Hickory Tree | Ranch | 3 | 3.1 | 36 | \$1,399,000 | \$1,250,000 | \$1,350,000 | 108.00% | \$1,094,400 | 1.23 |
| 8 | 15 Charles Road | Colonial | 5 | 4.1 | 35 | \$1,580,000 | \$1,580,000 | \$1,520,000 | 96.20% | \$1,247,400 | 1.22 |
| 9 | 180 Post Kennel Road | Custom | 6 | 5.1 | 379 | \$3,495,000 | \$3,495,000 | \$3,300,000 | 94.42% | \$2,161,300 | 1.53 |
| AVERAGE | | | | | 64 | \$1,221,322 | \$1,200,322 | \$1,171,944 | 98.68% | | 1.22 |

"Active" Listings in Bernardsville

Number of Units: 23
 Average List Price: \$3,156,990
 Average Days on Market: 77

"Under Contract" Listings in Bernardsville

Number of Units: 13
 Average List Price: \$949,946
 Average Days on Market: 16

Bernardsville 2024 Year to Date Market Trends

| YTD | January | February | March | April | May | June | July | August | September | October | November | December | YTD AVG |
|-----------------|-------------|-------------|-----------|-------------|-----|------|------|--------|-----------|---------|----------|----------|-------------|
| Days on Market | 56 | 68 | 39 | 64 | | | | | | | | | 56 |
| List Price | \$1,149,667 | \$1,872,375 | \$834,571 | \$1,200,322 | | | | | | | | | \$1,199,278 |
| Sales Price | \$1,128,333 | \$1,792,250 | \$857,786 | \$1,171,944 | | | | | | | | | \$1,178,522 |
| SP:LP% | 101.27% | 99.81% | 104.56% | 98.68% | | | | | | | | | 101.01% |
| SP to AV | 1.24 | 1.31 | 1.41 | 1.22 | | | | | | | | | 1.30 |
| # Units Sold | 3 | 4 | 7 | 9 | | | | | | | | | 23 |
| 3 Mo Rate of Ab | 3.38 | 3.85 | 3.85 | 3.79 | | | | | | | | | 3.72 |
| Active Listings | 14 | 16 | 17 | 23 | | | | | | | | | 18 |
| Under Contracts | 12 | 14 | 14 | 13 | | | | | | | | | 13 |

Flashback! YTD 2023 vs YTD 2024

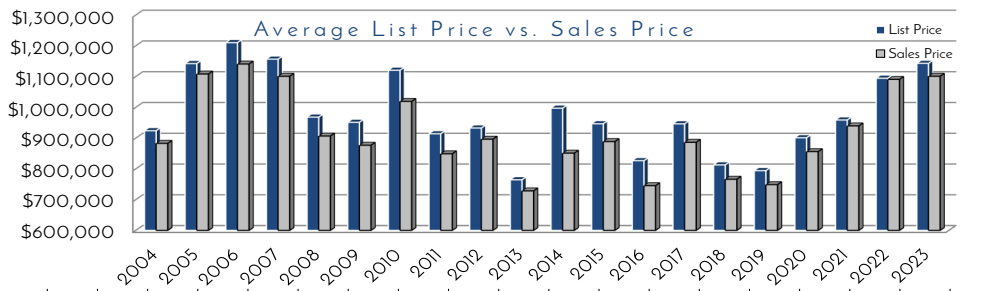
| YTD | 2023 | 2024 | % Change |
|-------------|-------------|-------------|----------|
| DOM | 51 | 56 | 9.37% |
| Sales Price | \$1,074,995 | \$1,178,522 | 9.63% |
| LP:SP | 97.55% | 101.01% | 3.55% |
| SP:AV | 1.242 | 1.298 | 4.43% |

Prominent Properties

Sotheby's
INTERNATIONAL REALTY

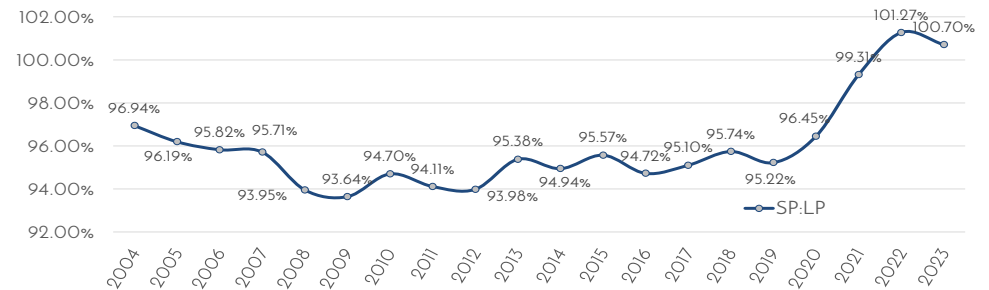
| YTD | 2023 | 2024 | % Change |
|-----------------|------|------|----------|
| # Units Sold | 28 | 23 | -17.86% |
| Rate of Ab 3 Mo | 2.54 | 3.72 | 46.36% |
| Actives | 19 | 18 | -9.09% |
| Under Contracts | 14 | 13 | -5.36% |

Bernardsville Yearly Market Trends

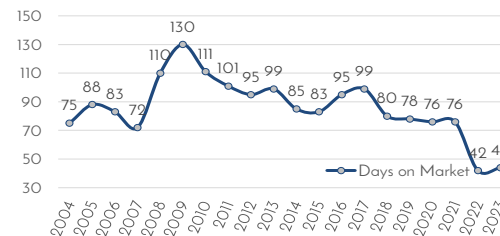


Bernardsville Yearly Market Trends

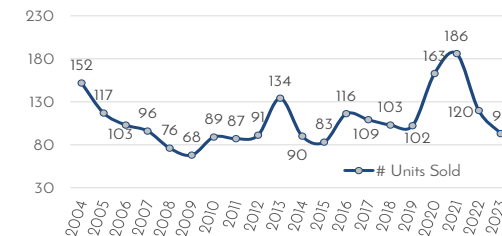
Sales Price to List Price Ratios



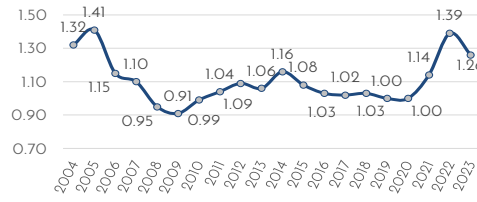
Average Days on Market



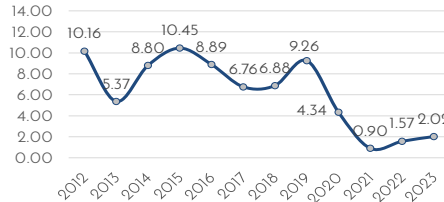
Number of Units Sold



Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



Data only available until 2012