

Bernardsville

February 2024 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	92 Mount Airy Road	Cottage	2	1.0	16	\$390,000	\$390,000	\$445,000	114.10%	\$357,000	1.25
2	360 Mount Harmony Road	Contemp	4	3.0	20	\$1,699,500	\$1,699,500	\$1,649,000	97.03%	\$1,130,800	1.46
3	117-4 Ballantine Road	Colonial	5	6.2	16	\$2,500,000	\$2,500,000	\$2,375,000	95.00%	\$1,850,000	1.28
4	80 Peachcroft Drive	Custom	4	5.2	221	\$2,900,000	\$2,900,000	\$2,700,000	93.10%	\$2,150,100	1.26
AVERAGE					68	\$1,872,375	\$1,872,375	\$1,792,250	99.81%		1.31

"Active" Listings in Bernardsville

Number of Units: 16
 Average List Price: \$3,879,112
 Average Days on Market: 101

"Under Contract" Listings in Bernardsville

Number of Units: 14
 Average List Price: \$1,058,571
 Average Days on Market: 66

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											63
List Price	\$1,149,667	\$1,872,375											\$1,562,643
Sales Price	\$1,128,333	\$1,792,250											\$1,507,714
SP:LP%	101.27%	99.81%											100.43%
SP to AV	1.24	1.31											1.28
# Units Sold	3	4											7
3 Mo Rate of Ab	3.38	3.85											3.62
Active Listings	14	16											15
Under Contracts	12	14											13

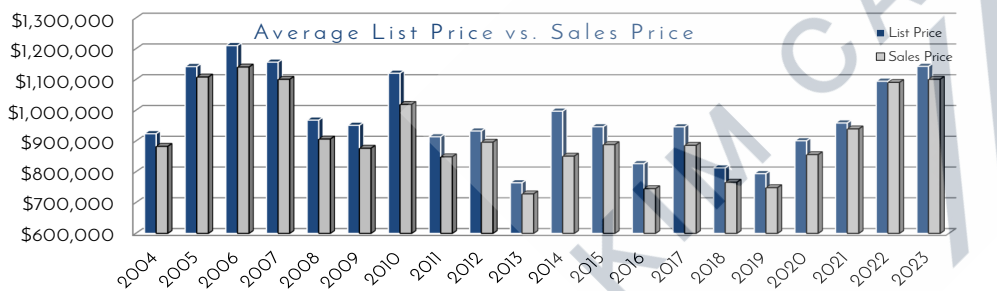
Flashback! YTD 2023 vs YTD 2024

YTD	2023	2024	% Change
DOM	83	63	-24.12%
Sales Price	\$1,259,239	\$1,507,714	19.73%
LP:SP	94.19%	100.43%	6.63%
SP:AV	1.233	1.282	4.02%

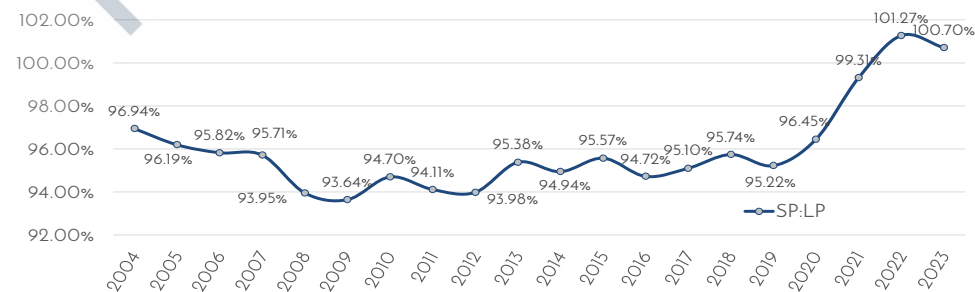
Prominent Properties
Sotheby's
INTERNATIONAL REALTY

YTD	2023	2024	% Change
# Units Sold	14	7	-50.00%
Rate of Ab 3 Mo	2.72	3.62	33.15%
Actives	21	15	-28.57%
Under Contracts	12	13	8.33%

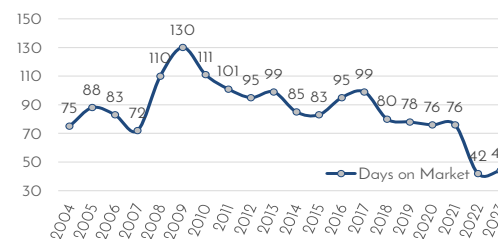
Bernardsville Yearly Market Trends



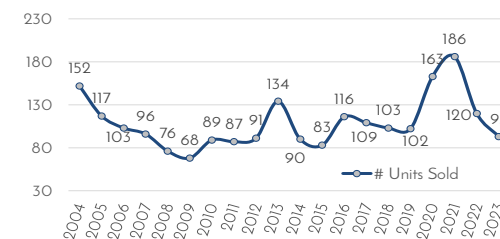
Bernardsville Yearly Market Trends Sales Price to List Price Ratios



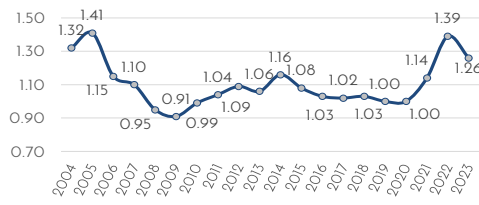
Average Days on Market



Number of Units Sold



Sales Price to Assessed Value Ratio



12 Month Rate of Absorption

