

Bernardsville

January 2024 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	8D Somerset Hills Court	MultiFlr	2	1.2	16	\$399,000	\$399,000	\$430,000	107.77%	\$348,900	1.23
2	10 Lindabury Avenue	Custom	3	1.1	119	\$699,000	\$655,000	\$655,000	100.00%	\$505,900	1.29
3	62 Pickle Brook Road	Colonial	5	5.2	34	\$2,395,000	\$2,395,000	\$2,300,000	96.03%	\$1,909,800	1.20
AVERAGE					56	\$1,164,333	\$1,149,667	\$1,128,333	101.27%		1.24

"Active" Listings in Bernardsville

Number of Units: 14
 Average List Price: \$4,027,429
 Average Days on Market: 124

"Under Contract" Listings in Bernardsville

Number of Units: 12
 Average List Price: \$1,427,250
 Average Days on Market: 75

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												56
List Price	\$1,149,667												\$1,149,667
Sales Price	\$1,128,333												\$1,128,333
SP:LP%	101.27%												101.27%
SP to AV	1.24												1.24
# Units Sold	3												3
3 Mo Rate of Ab	3.38												3.38
Active Listings	14												14
Under Contracts	12												12

Flashback! YTD 2023 vs YTD 2024

YTD	2023	2024	% Change
DOM	110	56	-48.79%
Sales Price	\$1,540,000	\$1,128,333	-26.73%
LP:SP	91.61%	101.27%	10.54%
SP:AV	1.184	1.244	5.07%

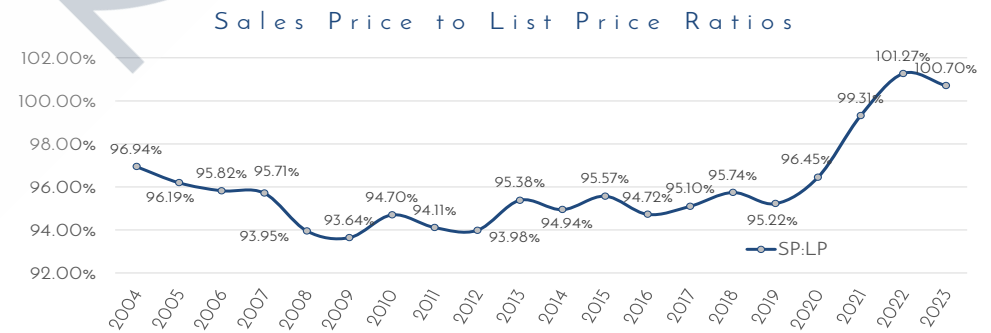
Prominent Properties
Sotheby's
INTERNATIONAL REALTY

YTD	2023	2024	% Change
# Units Sold	8	3	-62.50%
Rate of Ab 3 Mo	2.86	3.38	18.18%
Actives	22	14	-36.36%
Under Contracts	11	12	9.09%

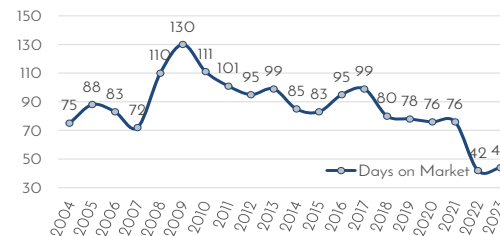
Bernardsville Yearly Market Trends



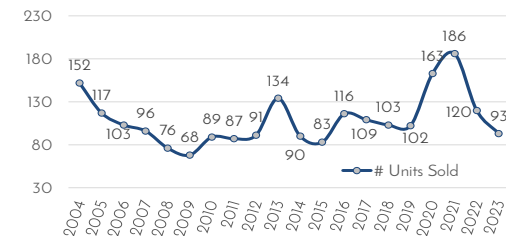
Bernardsville Yearly Market Trends



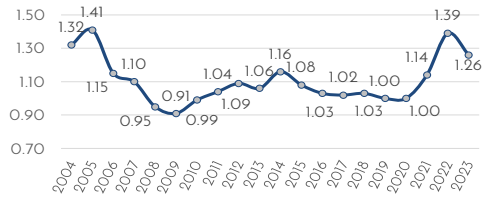
Average Days on Market



Number of Units Sold



Sales Price to Assessed Value Ratio



12 Month Rate of Absorption

