

# Bernardsville

## October 2024 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	37 Highview Avenue	Colonial	4	1.1	9	\$850,000	\$850,000	\$950,000	111.76%	\$540,500	1.76
2	144-1 Roundtop Road	Custom	4	3.1	9	\$980,000	\$980,000	\$980,000	100.00%	\$938,000	1.04
3	5 Washington Avenue	Colonial	4	4.0	8	\$989,000	\$989,000	\$999,000	101.01%	\$612,800	1.63
4	35 Timber Rock Trail	Colonial	5	2.1	5	\$1,250,000	\$1,250,000	\$1,380,000	110.40%	\$933,100	1.48
5	36 Olcott Avenue	Colonial	5	2.1	14	\$1,150,000	\$1,150,000	\$1,450,000	126.09%	\$898,400	1.61
6	111 Boulderwood Drive	Custom	6	5.2	13	\$3,186,000	\$3,186,000	\$3,186,000	100.00%	\$2,088,100	1.53
7	20 Pfizer Road	Colonial	5	6.1	128	\$4,398,888	\$3,998,888	\$3,400,000	85.02%	New	
AVERAGE					27	\$1,829,127	\$1,771,984	\$1,763,571	104.90%		1.51

### "Active" Listings in Bernardsville

Number of Units: 30  
Average List Price: \$2,334,560  
Average Days on Market: 99

### "Under Contract" Listings in Bernardsville

Number of Units: 14  
Average List Price: \$884,421  
Average Days on Market: 55

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	15	18	19	13	55	27			32
List Price	\$1,149,667	\$1,872,375	\$834,571	\$1,200,322	\$1,088,354	\$804,167	\$1,467,656	\$1,162,700	\$1,460,000	\$1,771,984			\$1,249,737
Sales Price	\$1,128,333	\$1,792,250	\$857,786	\$1,171,944	\$1,123,727	\$826,983	\$1,491,389	\$1,194,911	\$1,423,011	\$1,763,571			\$1,255,887
SP:LP%	101.27%	99.81%	104.56%	98.68%	105.56%	105.94%	103.14%	103.53%	97.41%	104.90%			102.81%
SP to AV	1.24	1.31	1.41	1.22	1.37	1.41	1.30	1.45	1.25	1.51			1.36
# Units Sold	3	4	7	9	11	6	9	17	7	7			80
3 Mo Rate of Ab	3.38	3.85	3.85	3.79	3.00	3.11	3.81	2.73	3.26	3.28			3.41
Active Listings	14	16	17	23	23	25	31	28	31	30			24
Under Contracts	12	14	14	13	14	22	17	12	10	14			14

Flashback! YTD 2023 vs YTD 2024

YTD	2023	2024	% Change
DOM	47	32	-32.34%
Sales Price	\$1,158,169	\$1,255,887	8.44%
LP:SP	100.41%	102.81%	2.38%
SP:AV	1.26	1.36	8.18%

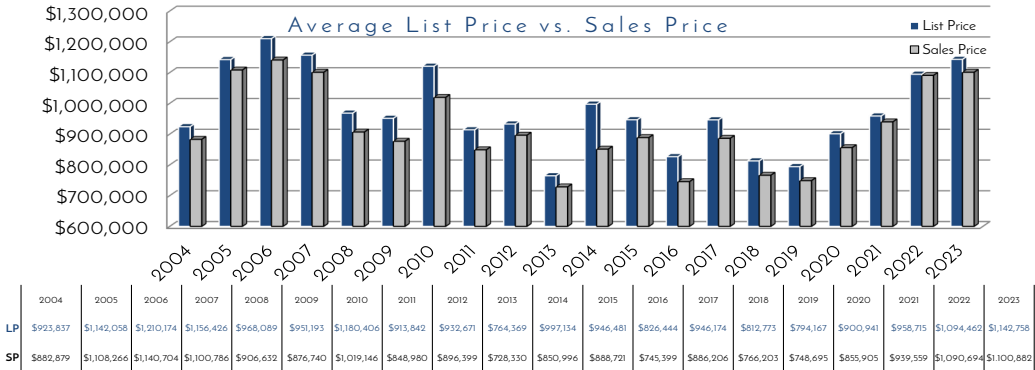
Prominent Properties

Sotheby's

INTERNATIONAL REALTY

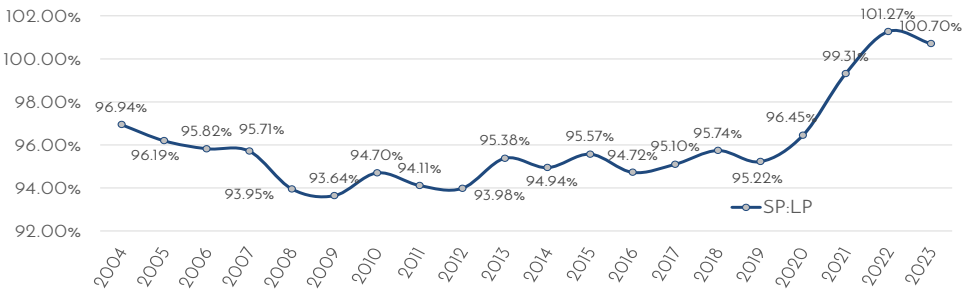
YTD	2023	2024	% Change
# Units Sold	80	80	0.00%
Rate of Ab 3 Mo	2.61	3.41	30.50%
Actives	21	24	13.33%
Under Contracts	14	14	0.00%

Bernardsville Yearly Market Trends

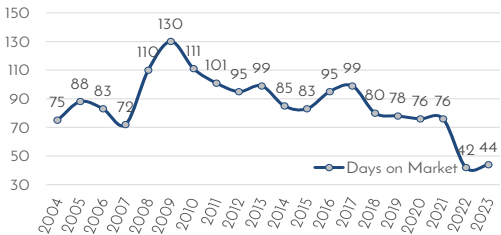


Bernardsville Yearly Market Trends

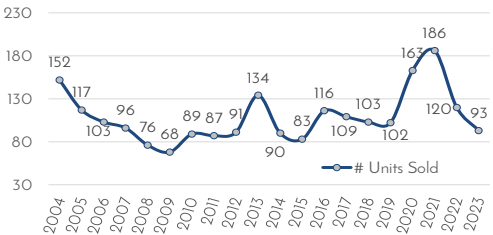
Sales Price to List Price Ratios



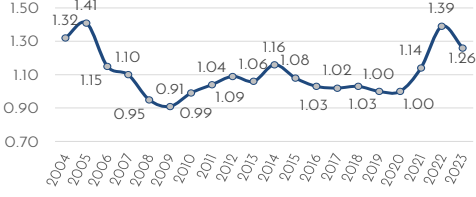
Average Days on Market



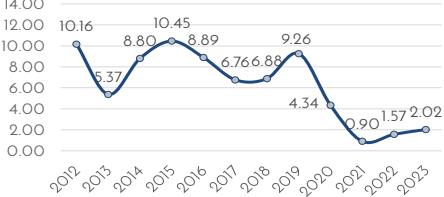
Number of Units Sold



Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



Data only available until 2012