Bernardsville

October 2024 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assess- ment	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

January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
56	68	39	64	15	18	19	13	55	27			32
\$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
\$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
101.27%	99.81%	104.56%	98.68%	105.56%	105.94%	103.14%	103.53%	97.41%	104.90%			102.81%
1.24	1.31	1.41	1.22	1.37	1.41	1.30	1.45	1.25	1.51			1.36
3	4	7	9	11	6	9	17	7	7			80
3.38	3.85	3.85	3.79	3.00	3.11	3.81	2.73	3.26	3.28			3.41
14	16	17	23	23	25	31	28	31	30			24
12	14	14	13	14	22	17	12	10	14			14
	56 \$1,149,667 \$1,128,333 101.27% 1.24 3 3.38	56 68 \$1,149,667 \$1,872,375 \$1,128,333 \$1,792,250 101.27% 99.81% 1.24 1.31 3 4 3.38 3.85 14 16	56 68 39 \$1,149,667 \$1,872,375 \$834,571 \$1,128,333 \$1,792,250 \$857,786 101.27% 99.81% 104.56% 1.24 1.31 1.41 3 4 7 3.38 3.85 3.85 14 16 17	56 68 39 64 \$1,149,667 \$1,872,375 \$834,571 \$1,200,322 \$1,128,333 \$1,792,250 \$857,786 \$1,171,944 101.27% 99.81% 104.56% 98.68% 1.24 1.31 1.41 1.22 3 4 7 9 3.38 3.85 3.85 3.79 14 16 17 23	56 68 39 64 15 \$1,149,667 \$1,872,375 \$834,571 \$1,200,322 \$1,088,354 \$1,128,333 \$1,792,250 \$857,786 \$1,171,944 \$1,123,727 101.27% 99.81% 104.56% 98.68% 105.56% 1.24 1.31 1.41 1.22 1.37 3 4 7 9 11 3.38 3.85 3.85 3.79 3.00 14 16 17 23 23	56 68 39 64 15 18 \$1,149,667 \$1,872,375 \$834,571 \$1,200,322 \$1,088,354 \$804,167 \$1,128,333 \$1,792,250 \$857,786 \$1,171,944 \$1,123,727 \$826,983 101.27% 99.81% 104.56% 98.68% 105.56% 105.94% 1.24 1.31 1.41 1.22 1.37 1.41 3 4 7 9 11 6 3.38 3.85 3.85 3.79 3.00 3.11 14 16 17 23 23 25	56 68 39 64 15 18 19 \$1,149,667 \$1,872,375 \$834,571 \$1,200,322 \$1,088,354 \$804,167 \$1,467,656 \$1,128,333 \$1,792,250 \$857,786 \$1,171,944 \$1,123,727 \$826,983 \$1,491,389 101.27% 99.81% 104.56% 98.68% 105.56% 105.94% 103.14% 1.24 1.31 1.41 1.22 1.37 1.41 1.30 3 4 7 9 11 6 9 3.38 3.85 3.85 3.79 3.00 3.11 3.81 14 16 17 23 23 25 31	56 68 39 64 15 18 19 13 \$1,149,667 \$1,872,375 \$834,571 \$1,200,322 \$1,088,354 \$804,167 \$1,467,656 \$1,162,700 \$1,128,333 \$1,792,250 \$857,786 \$1,171,944 \$1,123,727 \$826,983 \$1,491,389 \$1,194,911 101.27% 99.81% 104.56% 98.68% 105.56% 105.94% 103.14% 103.53% 1.24 1.31 1.41 1.22 1.37 1.41 1.30 1.45 3 4 7 9 11 6 9 17 3.38 3.85 3.85 3.79 3.00 3.11 3.81 2.73 14 16 17 23 23 25 31 28	56 68 39 64 15 18 19 13 55 \$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 \$1,128,333 \$1,792,250 \$857,786 \$1,171,944 \$1,123,727 \$826,983 \$1,491,389 \$1,194,911 \$1,423,011 101.27% 99.81% 104.56% 98.68% 105.56% 105.94% 103.14% 103.53% 97.41% 1.24 1.31 1.41 1.22 1.37 1.41 1.30 1.45 1.25 3 4 7 9 11 6 9 17 7 3.38 3.85 3.85 3.79 3.00 3.11 3.81 2.73 3.26 14 16 17 23 23 25 31 28 31	56 68 39 64 15 18 19 13 55 27 \$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 \$1,128,333 \$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 \$101.27% 99.81% \$104.56% 98.68% \$105.56% \$105.94% \$103.14% \$103.53% \$97.41% \$104.90% \$1.24 \$1.31 \$1.41 \$1.22 \$1.37 \$1.41 \$1.30 \$1.45 \$1.25 \$1.51 \$3 \$4 7 9 \$11 6 9 \$17 7 7 \$3.38 \$3.85 \$3.85 \$3.79 \$3.00 \$3.11 \$3.81 \$2.73 \$3.26 \$3.28 \$14 \$16 \$17 \$23 \$23 \$25 \$31 \$28 \$31 \$30	56 68 39 64 15 18 19 13 55 27 \$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 \$1,128,333 \$1,792,250 \$857,786 \$1,171,944 \$1,123,727 \$826,983 \$1,491,389 \$1,494,911 \$1,423,011 \$1,763,571 101.27% 99.81% 104.56% 98.68% 105.56% 105.94% 103.14% 103.53% 97.41% 104.90% 1.24 1.31 1.41 1.22 1.37 1.41 1.30 1.45 1.25 1.51 3 4 7 9 11 6 9 17 7 7 3.38 3.85 3.85 3.79 3.00 3.11 3.81 2.73 3.26 3.28 14 16 17 23 23 25 31 28 31 30	56 68 39 64 15 18 19 13 55 27 \$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 \$1,128,333 \$1,792,250 \$857,786 \$1,171,944 \$1,123,727 \$826,983 \$1,491,389 \$1,194,911 \$1,423,011 \$1,763,571 101.27% 99.81% 104.56% 98.68% 105.56% 105.94% 103.14% 103.53% 97.41% 104.90% 1.24 1.31 1.41 1.22 1.37 1.41 1.30 1.45 1.25 1.51 3 4 7 9 11 6 9 17 7 7 3.38 3.85 3.85 3.79 3.00 3.11 3.81 2.73 3.26 3.28 14 16 17 23 23 25 31 28 31 30

Flashback! YTD 2023 vs Y<u>TD 2024</u>

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



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





