

Bernardsville

July 2023 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	22 West Street	Ranch	3	1.0	7	\$475,000	\$475,000	\$530,000	111.58%	\$350,800	1.51
2	65 Mount Airy Road	CapeCod	3	2.0	13	\$659,900	\$659,900	\$655,000	99.26%	\$560,600	1.17
3	168 Claremont Road	Colonial	4	3.0	29	\$619,000	\$619,000	\$675,000	109.05%	\$440,200	1.53
4	20 Thompson Street	CapeCod	3	2.1	9	\$639,000	\$639,000	\$675,000	105.63%	\$400,100	1.69
5	42 Stevens Street	SplitLev	3	1.1	7	\$625,000	\$625,000	\$687,000	109.92%	\$541,200	1.27
6	28 Maple Street	Colonial	4	2.1	6	\$725,000	\$725,000	\$810,000	111.72%	\$567,300	1.43
7	119 Rippling Brook Way	Colonial	6	4.2	35	\$1,300,000	\$1,150,000	\$999,000	86.87%	\$1,038,000	0.96
8	80 Claremont	TwndUn	3	3.1	92	\$1,599,000	\$1,399,000	\$1,225,000	87.56%		
9	59 Page Hill Road	Colonial	4	4.1	31	\$1,399,000	\$1,399,000	\$1,430,000	102.22%	\$1,144,000	1.25
10	00 Mountain Top Road	Meditter	7	8.2	234	\$12,000,000	\$12,000,000	\$10,500,000	87.50%		
AVERAGE					46	\$2,004,090	\$1,969,090	\$1,818,600	101.13%	\$630,275	1.35

"Active" Listings in Bernardsville

Number of Units: 19
 Average List Price: \$3,698,316
 Average Days on Market: 81

"Under Contract" Listings in Bernardsville

Number of Units: 18
 Average List Price: \$1,248,878
 Average Days on Market: 47

Bernardsville 2023 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	110	48	25	13	44	35	46						46
List Price	\$1,878,312	\$930,417	\$840,125	\$935,000	\$662,986	\$1,048,385	\$1,969,090						\$1,222,428
Sales Price	\$1,540,000	\$884,892	\$850,125	\$944,917	\$672,286	\$1,033,708	\$1,818,600						\$1,145,346
SP:LP%	91.61%	97.62%	100.72%	101.15%	102.33%	100.27%	101.13%						99.35%
SP to AV	1.18	1.29	1.25	1.25	1.11	1.30	1.35						1.25
# Units Sold	8	6	8	6	7	13	10						58
3 Mo Rate of Ab	2.86	2.57	2.18	2.55	3.14	2.65	2.22						2.60
Active Listings	22	20	15	20	25	21	19						20
Under Contracts	11	13	13	19	19	22	18						16

Flashback! YTD 2022 vs YTD 2023

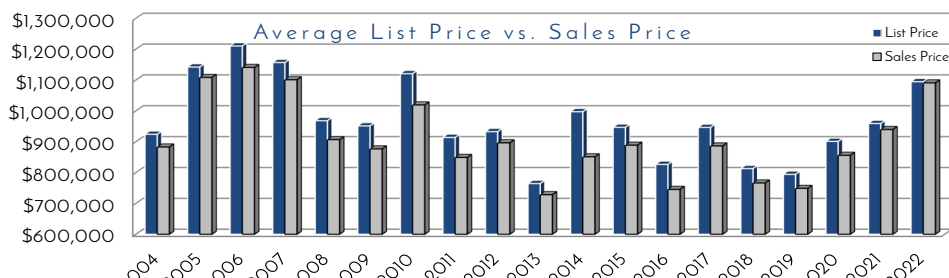
YTD	2022	2023	% Change
DOM	45	46	1.83%
Sales Price	\$1,027,976	\$1,145,346	11.42%
LP:SP	102.25%	99.35%	-2.83%
SP:AV	1.424	1.252	-12.07%

Prominent Properties

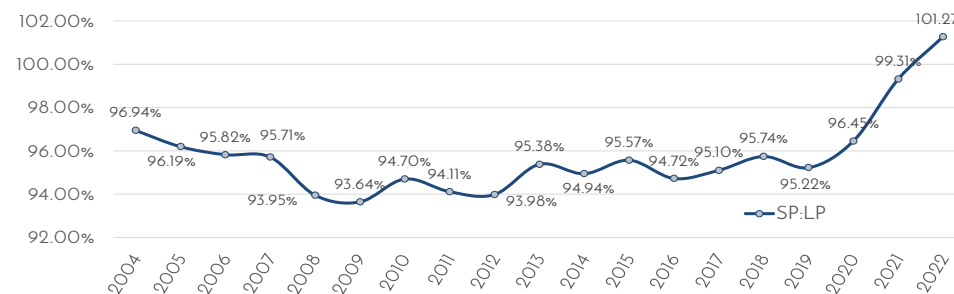
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YTD	2022	2023	% Change
# Units Sold	74	58	-21.62%
Rate of Ab 3 Mo	2.60	2.60	-0.16%
Actives	26	20	-20.67%
Under Contracts	22	16	-26.28%

Bernardsville Yearly Market Trends

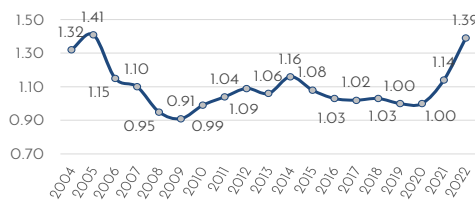


Bernardsville Yearly Market Trends Sales Price to List Price Ratios

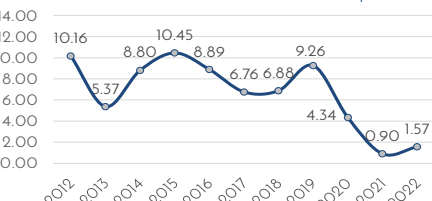


Year	LP	SP
2004	\$923,837	\$882,879
2005	\$1,156,426	\$1,100,786
2006	\$1,210,174	\$1,140,704
2007	\$1,180,406	\$1,109,146
2008	\$951,193	\$884,980
2009	\$992,671	\$896,399
2010	\$913,842	\$848,980
2011	\$997,134	\$972,330
2012	\$946,481	\$886,721
2013	\$826,444	\$745,399
2014	\$946,174	\$886,206
2015	\$812,773	\$766,203
2016	\$794,167	\$748,695
2017	\$900,941	\$855,905
2018	\$958,715	\$939,559
2019	\$1,094,462	\$1,090,694
2020		
2021		
2022		

Sales Price to Assessed Value Ratio

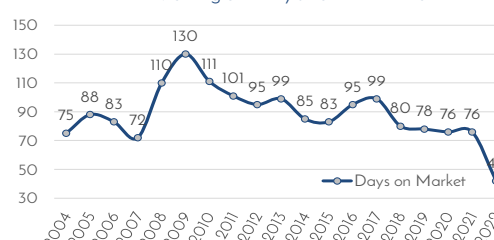


12 Month Rate of Absorption



Data only available until 2012

Average Days on Market



Number of Units Sold

