

# Bernardsville

## July 2024 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	42 Essex Avenue	RanchRas	4	2.0	9	\$649,900	\$649,900	\$650,000	100.02%	Renovated	
2	3 Autumn Hill Drive	Ranch	3	2.0	28	\$929,000	\$886,000	\$865,000	97.63%	\$650,700	1.33
3	24 Stirling Road	Colonial	4	4.1	14	\$1,200,000	\$1,200,000	\$1,225,000	102.08%	\$930,000	1.32
4	8 Harvey Drive	Colonial	6	3.0	12	\$1,199,000	\$1,199,000	\$1,244,000	103.75%	\$1,019,000	1.22
5	12 Stirling Road	Colonial	4	3.1	19	\$1,175,000	\$1,175,000	\$1,250,000	106.38%	\$866,800	1.44
6	4 Stirling Road	Colonial	4	3.2	11	\$1,150,000	\$1,150,000	\$1,500,000	130.43%	Renovated	
7	53 Douglass Avenue	RanchExp	4	3.1	53	\$2,000,000	\$1,899,000	\$1,742,500	91.76%	\$1,415,300	1.23
8	111-113 Lloyd Road	Colonial	6	4.1	8	\$2,300,000	\$2,300,000	\$2,300,000	100.00%	\$1,607,900	1.43
9	330 Mount Harmony Road	Colonial	6	6.1	18	\$2,750,000	\$2,750,000	\$2,646,000	96.22%	\$2,279,000	1.16
AVERAGE					19	\$1,483,656	\$1,467,656	\$1,491,389	103.14%		1.30

### "Active" Listings in Bernardsville

Number of Units: 31  
 Average List Price: \$2,496,125  
 Average Days on Market: 84

### "Under Contract" Listings in Bernardsville

Number of Units: 17  
 Average List Price: \$1,508,929  
 Average Days on Market: 28

# 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						35
List Price	\$1,149,667	\$1,872,375	\$834,571	\$1,200,322	\$1,088,354	\$804,167	\$1,467,656						\$1,175,290
Sales Price	\$1,128,333	\$1,792,250	\$857,786	\$1,171,944	\$1,123,727	\$826,983	\$1,491,389						\$1,180,641
SP:LP%	101.27%	99.81%	104.56%	98.68%	105.56%	105.94%	103.14%						103.02%
SP to AV	1.24	1.31	1.41	1.22	1.37	1.41	1.30						1.33
# Units Sold	3	4	7	9	11	6	9						49
3 Mo Rate of Ab	3.38	3.85	3.85	3.79	3.00	3.11	3.81						3.54
Active Listings	14	16	17	23	23	25	31						21
Under Contracts	12	14	14	13	14	22	17						15

## Flashback! YTD 2023 vs YTD 2024

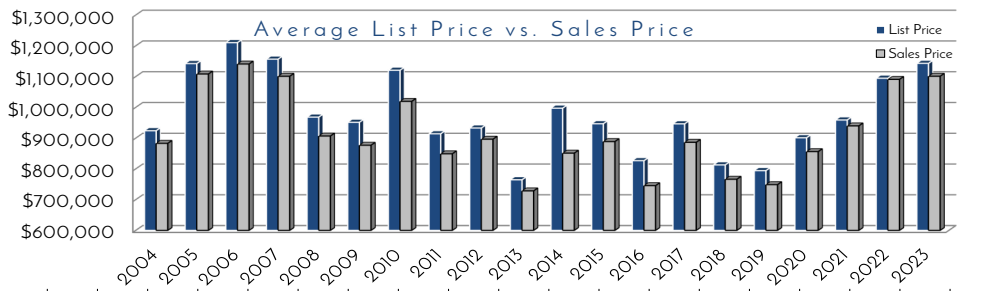
YTD	2023	2024	% Change
DOM	46	35	-22.88%
Sales Price	\$1,145,346	\$1,180,641	3.08%
LP:SP	99.35%	103.02%	3.70%
SP:AV	1.252	1.328	6.01%

Prominent Properties

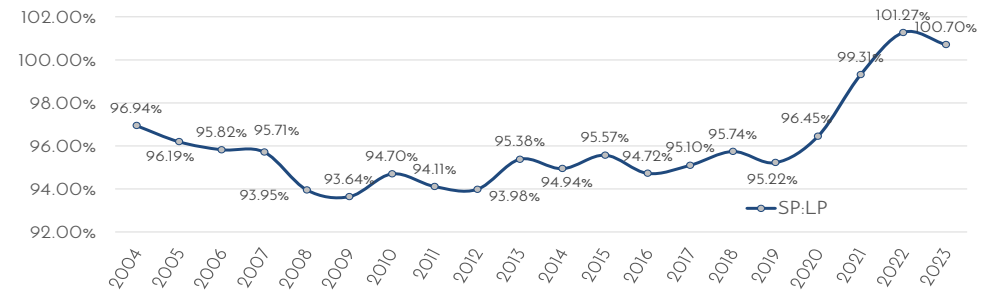
**Sotheby's**  
INTERNATIONAL REALTY

YTD	2023	2024	% Change
# Units Sold	58	49	-15.52%
Rate of Ab 3 Mo	2.60	3.54	36.43%
Actives	20	21	4.93%
Under Contracts	16	15	-7.83%

## Bernardsville Yearly Market Trends

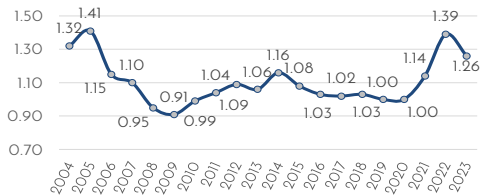


## Bernardsville Yearly Market Trends Sales Price to List Price Ratios

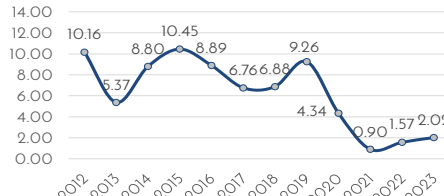


Year	LP	SP
2004	\$925,837	\$882,879
2005	\$1,142,058	\$1,108,266
2006	\$1,210,174	\$1,140,704
2007	\$1,156,426	\$1,100,786
2008	\$968,089	\$966,632
2009	\$951,193	\$876,740
2010	\$1,180,406	\$1,019,146
2011	\$913,842	\$848,980
2012	\$932,671	\$896,399
2013	\$764,369	\$728,330
2014	\$997,134	\$850,996
2015	\$946,481	\$888,721
2016	\$826,444	\$745,399
2017	\$946,174	\$886,206
2018	\$812,773	\$766,203
2019	\$794,167	\$748,695
2020	\$900,941	\$855,905
2021	\$958,715	\$939,559
2022	\$1,094,462	\$1,090,694
2023	\$1,142,758	\$1,100,882

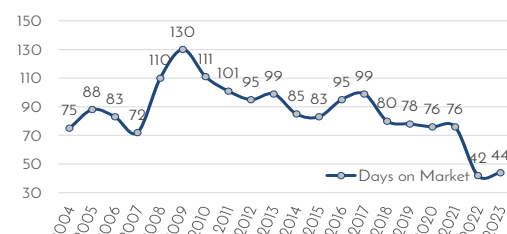
### Sales Price to Assessed Value Ratio



### 12 Month Rate of Absorption



### Average Days on Market



### Number of Units Sold

