

Bernardsville

May 2024 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	132 Claremont Road 2D	OneFloor	1	1.0	13	\$249,900	\$249,900	\$271,000	108.44%	\$201,100	1.35
2	7A Somerset Hills Village	TwnIntUn	2	2.1	34	\$425,000	\$425,000	\$425,000	100.00%	\$344,700	1.23
3	181 Roundtop Road	SplitLev	3	2.1	18	\$800,000	\$800,000	\$850,000	106.25%	\$599,600	1.42
4	55 Seney Drive	Colonial	4	2.1	14	\$799,000	\$799,000	\$950,000	118.90%	\$710,500	1.34
5	11 Hull Road	Custom	4	3.1	9	\$949,000	\$949,000	\$985,000	103.79%	\$785,100	1.25
6	58 Center Street	Colonial	4	2.2	14	\$950,000	\$950,000	\$1,050,000	110.53%	\$780,900	1.34
7	70 Washington Corner Road	Ranch	3	3.0	11	\$950,000	\$950,000	\$1,100,000	115.79%	\$697,500	1.58
8	63 Old Army Road	Custom	4	3.1	22	\$1,150,000	\$1,150,000	\$1,135,000	98.70%	Renovated	
9	29 Olde Town Court	Colonial	4	3.1	9	\$1,299,000	\$1,299,000	\$1,410,000	108.55%	\$890,500	1.58
10	250-3 Brook Hollow Lane	RanchExp	4	4.2	5	\$2,200,000	\$2,200,000	\$2,085,000	94.77%	\$1,688,600	1.23
11	350 Mount Harmony Road	Colonial	5	4.1	18	\$2,199,999	\$2,199,999	\$2,100,000	95.45%	New	
AVERAGE					15	\$1,088,354	\$1,088,354	\$1,123,727	105.56%		1.37

"Active" Listings in Bernardsville

Number of Units: 23
 Average List Price: \$3,029,029
 Average Days on Market: 68

"Under Contract" Listings in Bernardsville

Number of Units: 14
 Average List Price: \$1,377,429
 Average Days on Market: 20

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								43
List Price	\$1,149,667	\$1,872,375	\$834,571	\$1,200,322	\$1,088,354								\$1,163,391
Sales Price	\$1,128,333	\$1,792,250	\$857,786	\$1,171,944	\$1,123,727								\$1,160,794
SP:LP%	101.27%	99.81%	104.56%	98.68%	105.56%								102.48%
SP to AV	1.24	1.31	1.41	1.22	1.37								1.32
# Units Sold	3	4	7	9	11								34
3 Mo Rate of Ab	3.38	3.85	3.85	3.79	3.00								3.57
Active Listings	14	16	17	23	23								19
Under Contracts	12	14	14	13	14								13

Flashback! YTD 2023 vs YTD 2024

YTD	2023	2024	% Change
DOM	50	43	-14.04%
Sales Price	\$994,453	\$1,160,794	16.73%
LP:SP	98.50%	102.48%	4.04%
SP:AV	1.214	1.318	8.57%

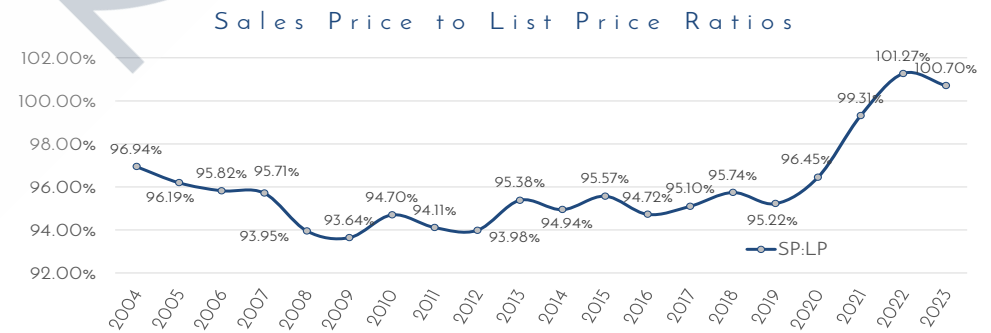
Prominent Properties
Sotheby's
INTERNATIONAL REALTY

YTD	2023	2024	% Change
# Units Sold	35	34	-2.86%
Rate of Ab 3 Mo	2.66	3.57	34.36%
Actives	20	19	-8.82%
Under Contracts	15	13	-10.67%

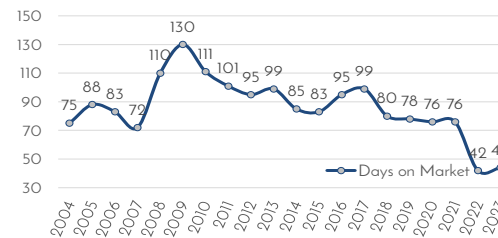
Bernardsville Yearly Market Trends



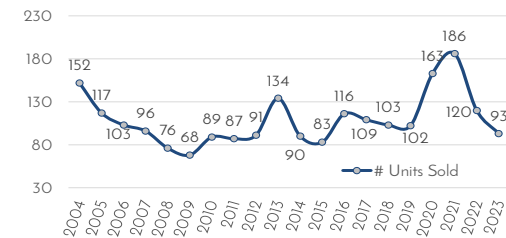
Bernardsville Yearly Market Trends



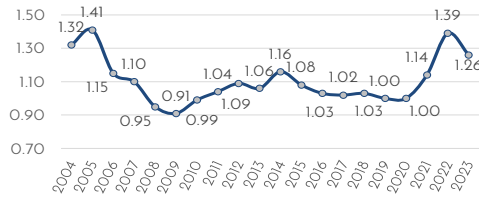
Average Days on Market



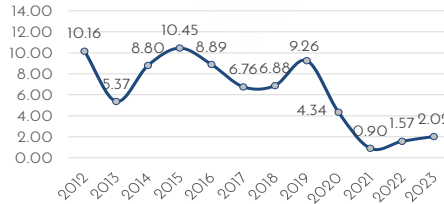
Number of Units Sold



Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



Data only available until 2012