

# Bernardsville

## August 2024 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	5D Somerset Hills Court	TwnIntUn	2	2.1	14	\$399,900	\$399,900	\$420,000	105.03%	\$390,900	1.07
2	7 Tysley Street	Cottage	2	1.0	34	\$495,000	\$495,000	\$510,000	103.03%	\$408,100	1.25
3	12 Bernards Avenue	Colonial	3	2.1	23	\$675,000	\$675,000	\$655,000	97.04%	\$468,000	1.40
4	3 Blazure Drive	Colonial	4	2.1	8	\$799,000	\$799,000	\$930,680	116.48%	\$654,500	1.42
5	20 Maple Village Court	Colonial	4	2.1	14	\$895,000	\$895,000	\$950,000	106.15%	\$648,300	1.47
6	18 Bell Terrace	Victrian	5	3.1	10	\$899,000	\$899,000	\$999,000	111.12%	\$729,100	1.37
7	78 Mount Airy Road	Colonial	5	2.1	16	\$999,000	\$999,000	\$999,000	100.00%	\$650,100	1.54
8	37 Dobbs Street	Colonial	4	2.1	11	\$939,000	\$939,000	\$999,999	106.50%	\$730,900	1.37
9	3 Holly Ridge Court	Colonial	5	3.2	17	\$1,200,000	\$1,200,000	\$1,250,000	104.17%	\$898,900	1.39
10	142 Old Army Road	Colonial	5	3.2	7	\$1,200,000	\$1,200,000	\$1,292,000	107.67%	\$1,030,300	1.25
11	24 Childsworth Avenue	Colonial	5	4.1	1	\$1,425,000	\$1,425,000	\$1,425,000	100.00%	\$1,136,100	1.25
12	81 Mountaintop Road	Cottage	3	3.1	1	\$1,425,000	\$1,425,000	\$1,435,000	100.70%	\$804,700	1.78
13	46 Charles Road	Custom	4	4.1	21	\$1,495,000	\$1,495,000	\$1,467,500	98.16%	\$990,100	1.48
14	94 Pill Hill Road	Custom	4	3.1	15	\$1,590,000	\$1,590,000	\$1,560,000	98.11%	\$1,157,700	1.35
15	53 Stone Fence Road	Colonial	4	3.1	6	\$1,495,000	\$1,495,000	\$1,575,000	105.35%	\$852,800	1.85
16	78 Dryden Road	Custom	5	4.1	11	\$1,850,000	\$1,850,000	\$1,860,300	100.56%	\$1,126,200	1.65
17	26 Winding Way	Custom	5	4.2	10	\$1,985,000	\$1,985,000	\$1,985,000	100.00%	\$1,162,400	1.71
AVERAGE					13	\$1,162,700	\$1,162,700	\$1,194,911	103.53%		1.45

### "Active" Listings in Bernardsville

Number of Units: 28  
 Average List Price: \$2,437,710  
 Average Days on Market: 97

### "Under Contract" Listings in Bernardsville

Number of Units: 12  
 Average List Price: \$1,706,991  
 Average Days on Market: 51

# 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					30
List Price	\$1,149,667	\$1,872,375	\$834,571	\$1,200,322	\$1,088,354	\$804,167	\$1,467,656	\$1,162,700					\$1,172,047
Sales Price	\$1,128,333	\$1,792,250	\$857,786	\$1,171,944	\$1,123,727	\$826,983	\$1,491,389	\$1,194,911					\$1,184,316
SP:LP%	101.27%	99.81%	104.56%	98.68%	105.56%	105.94%	103.14%	103.53%					103.16%
SP to AV	1.24	1.31	1.41	1.22	1.37	1.41	1.30	1.45					1.36
# Units Sold	3	4	7	9	11	6	9	17					66
3 Mo Rate of Ab	3.38	3.85	3.85	3.79	3.00	3.11	3.81	2.73					3.44
Active Listings	14	16	17	23	23	25	31	28					22
Under Contracts	12	14	14	13	14	22	17	12					15

## Flashback! YTD 2023 vs YTD 2024

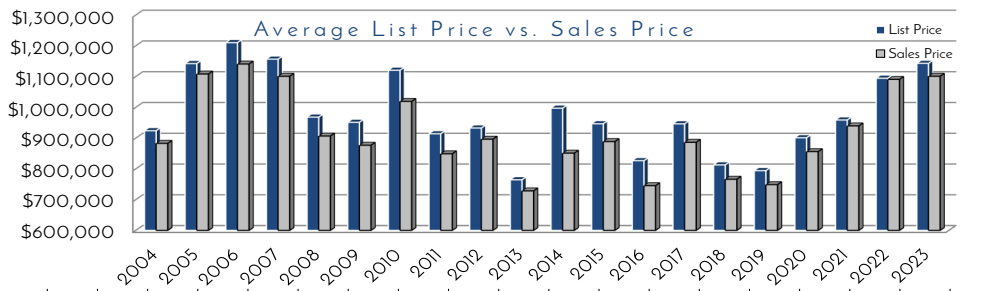
YTD	2023	2024	% Change
DOM	44	30	-32.75%
Sales Price	\$1,136,719	\$1,184,316	4.19%
LP:SP	100.57%	103.16%	2.57%
SP:AV	1.268	1.361	7.26%

Prominent Properties

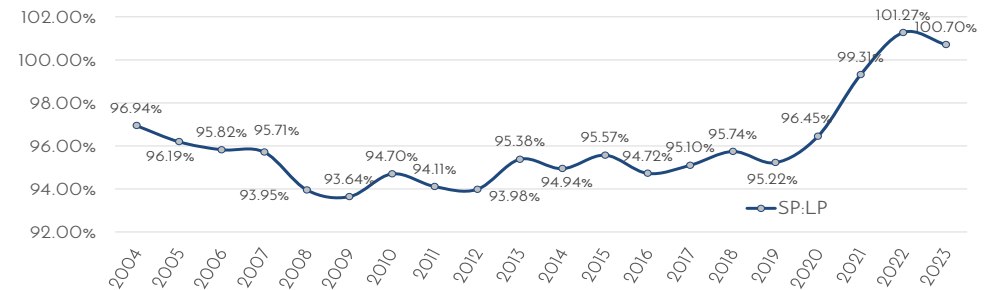
**Sotheby's**  
INTERNATIONAL REALTY

YTD	2023	2024	% Change
# Units Sold	71	66	-7.04%
Rate of Ab 3 Mo	2.48	3.44	38.99%
Actives	20	22	10.63%
Under Contracts	15	15	-3.28%

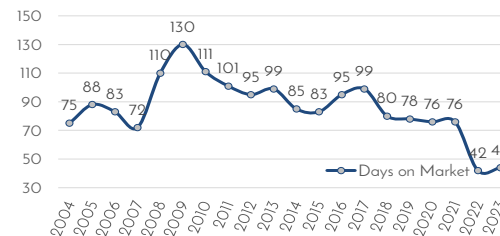
## Bernardsville Yearly Market Trends



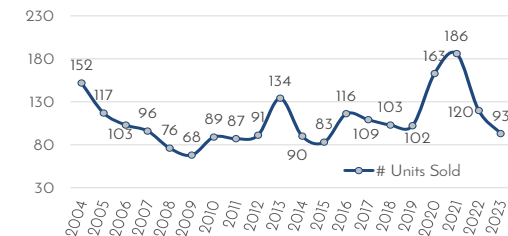
## Bernardsville Yearly Market Trends Sales Price to List Price Ratios



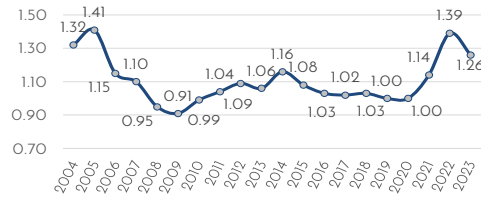
## Average Days on Market



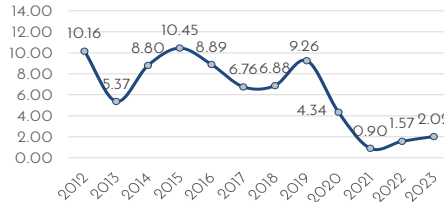
## Number of Units Sold



## Sales Price to Assessed Value Ratio



## 12 Month Rate of Absorption



Data only available until 2012