

Bernardsville

December 2024 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	220 Hardscrabble Road	FixrUpr	2	1.0	248	\$530,888	\$529,888	\$440,000	83.04%	\$732,900	0.60
2	17 Childsworth Avenue	Colonial	3	2.1	16	\$775,000	\$775,000	\$750,000	96.77%	\$594,400	1.26
3	46 Essex Avenue	Cottage	4	3.0	19	\$759,000	\$759,000	\$810,000	106.72%	\$598,900	1.35
4	12 Ambar Place	Colonial	3	2.1	14	\$820,000	\$820,000	\$922,000	112.44%	\$545,100	1.69
5	10 Ambar Place	Victrian	4	2.1	11	\$799,000	\$799,000	\$928,500	116.21%	\$772,300	1.20
6	12 Hillside Avenue	Custom	5	4.1	120	\$1,195,000	\$1,195,000	\$1,088,500	91.09%	\$785,000	1.39
7	90 Roundtop Road	Custom	5	4.1	60	\$1,299,000	\$1,299,000	\$1,150,000	88.53%	\$1,003,400	1.15
AVERAGE					70	\$882,555	\$882,413	\$869,857	99.26%		1.23

"Active" Listings in Bernardsville

Number of Units: 17
 Average List Price: \$2,894,818
 Average Days on Market: 136

"Under Contract" Listings in Bernardsville

Number of Units: 10
 Average List Price: \$1,469,800
 Average Days on Market: 104

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	55	27	49	70	36
List Price	\$1,149,667	\$1,872,375	\$834,571	\$1,200,322	\$1,088,354	\$804,167	\$1,467,656	\$1,162,700	\$1,460,000	\$1,771,984	\$825,989	\$882,413	\$1,183,227
Sales Price	\$1,128,333	\$1,792,250	\$857,786	\$1,171,944	\$1,123,727	\$826,983	\$1,491,389	\$1,194,911	\$1,423,011	\$1,763,571	\$812,667	\$869,857	\$1,186,187
SP:LP%	101.27%	99.81%	104.56%	98.68%	105.56%	105.94%	103.14%	103.53%	97.41%	104.90%	102.87%	99.26%	102.55%
SP to AV	1.24	1.31	1.41	1.22	1.37	1.41	1.30	1.45	1.25	1.51	1.22	1.23	1.34
# Units Sold	3	4	7	9	11	6	9	17	7	7	9	7	96
3 Mo Rate of Ab	3.38	3.85	3.85	3.79	3.00	3.11	3.81	2.73	3.26	3.28	3.00	2.35	3.28
Active Listings	14	16	17	23	23	25	31	28	31	30	22	17	23
Under Contracts	12	14	14	13	14	22	17	12	10	14	13	10	14

Flashback! YTD 2023 vs YTD 2024

YTD	2023	2024	% Change
DOM	44	36	-18.29%
Sales Price	\$1,100,882	\$1,186,187	7.75%
LP:SP	100.70%	102.55%	1.84%
SP:AV	1.26	1.34	6.71%

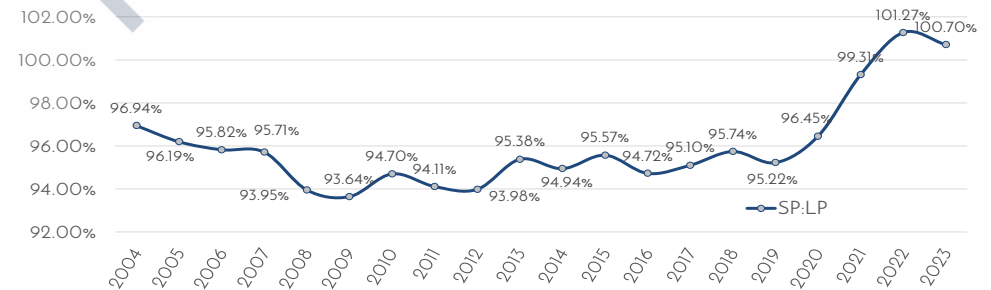
Prominent Properties
Sotheby's
INTERNATIONAL REALTY

YTD	2023	2024	% Change
# Units Sold	93	96	3.23%
Rate of Ab 3 Mo	2.75	3.28	19.46%
Actives	21	23	12.15%
Under Contracts	13	14	7.84%

Bernardsville Yearly Market Trends

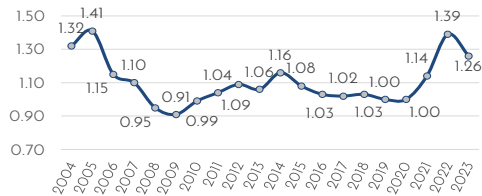


Bernardsville Yearly Market Trends Sales Price to List Price Ratios

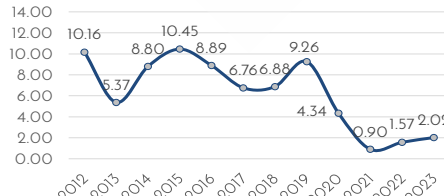


Year	LP	SP
2004	\$923,837	\$882,879
2005	\$1,142,058	\$1,108,266
2006	\$1,210,174	\$1,140,704
2007	\$1,156,426	\$1,100,786
2008	\$968,089	\$966,632
2009	\$951,193	\$876,740
2010	\$1,180,406	\$1,019,146
2011	\$913,842	\$848,980
2012	\$932,671	\$896,399
2013	\$764,369	\$728,330
2014	\$997,134	\$850,996
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

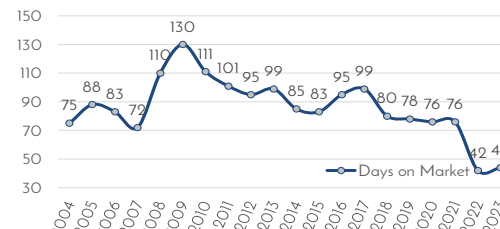


12 Month Rate of Absorption



Data only available until 2012

Average Days on Market



Number of Units Sold

