

# Bernardsville

## June 2024 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	9 Bodnar Street	Colonial	3	2.0	1	\$450,000	\$450,000	\$575,000	127.78%	\$428,400	1.34
2	18 Thompson Street	Colonial	2	2.0	8	\$529,000	\$529,000	\$581,900	110.00%	\$359,900	1.62
3	24 Pheasant Hill Drive	Ranch	3	2.1	15	\$799,000	\$799,000	\$805,000	100.75%	\$550,200	1.46
4	55 Pheasant Hill Drive	Custom	4	2.1	10	\$849,000	\$849,000	\$905,000	106.60%	\$559,200	1.62
5	22 Hillside Avenue	Custom	4	3.1	35	\$1,149,000	\$999,000	\$945,000	94.59%	\$764,900	1.24
6	53 Tower Mountain Drive	Colonial	4	3.1	40	\$1,250,000	\$1,199,000	\$1,150,000	95.91%	\$985,200	1.17
AVERAGE					18	\$837,667	\$804,167	\$826,983	105.94%		1.41

### "Active" Listings in Bernardsville

Number of Units: 25  
 Average List Price: \$2,865,835  
 Average Days on Market: 76

### "Under Contract" Listings in Bernardsville

Number of Units: 22  
 Average List Price: \$1,494,354  
 Average Days on Market: 22

# 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							39
List Price	\$1,149,667	\$1,872,375	\$834,571	\$1,200,322	\$1,088,354	\$804,167							\$1,109,507
Sales Price	\$1,128,333	\$1,792,250	\$857,786	\$1,171,944	\$1,123,727	\$826,983							\$1,110,722
SP:LP%	101.27%	99.81%	104.56%	98.68%	105.56%	105.94%							103.00%
SP to AV	1.24	1.31	1.41	1.22	1.37	1.41							1.33
# Units Sold	3	4	7	9	11	6							40
3 Mo Rate of Ab	3.38	3.85	3.85	3.79	3.00	3.11							3.50
Active Listings	14	16	17	23	23	25							20
Under Contracts	12	14	14	13	14	22							15

## Flashback! YTD 2023 vs YTD 2024

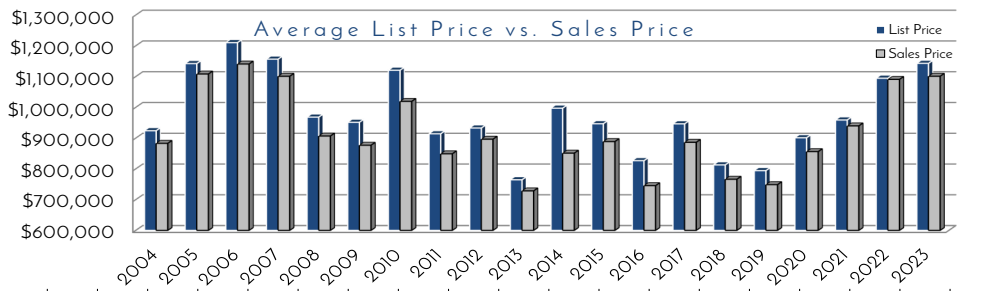
YTD	2023	2024	% Change
DOM	46	39	-14.76%
Sales Price	\$1,005,084	\$1,110,722	10.51%
LP:SP	98.98%	103.00%	4.06%
SP:AV	1.235	1.332	7.90%

Prominent Properties

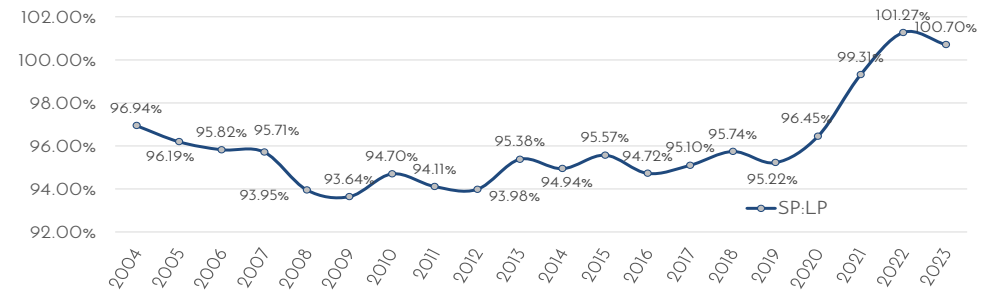
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INTERNATIONAL REALTY

YTD	2023	2024	% Change
# Units Sold	48	40	-16.67%
Rate of Ab 3 Mo	2.66	3.50	31.54%
Actives	21	20	-4.07%
Under Contracts	16	15	-8.25%

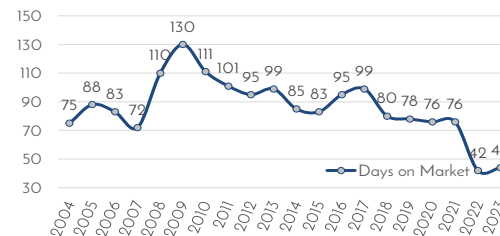
## Bernardsville Yearly Market Trends



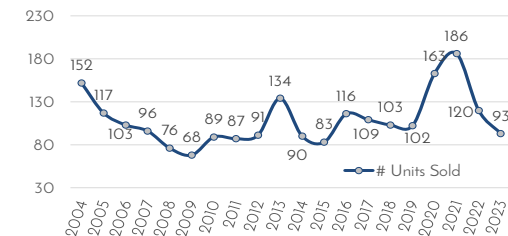
## Bernardsville Yearly Market Trends Sales Price to List Price Ratios



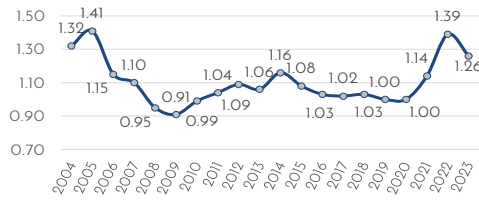
## Average Days on Market



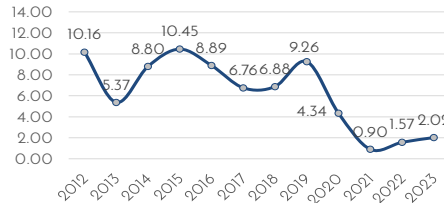
## Number of Units Sold



## Sales Price to Assessed Value Ratio



## 12 Month Rate of Absorption



Data only available until 2012