

Bernardsville

April 2025 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 7D	OneFloor	1	1.0	12	\$259,000	\$259,000	\$266,500	102.90%	\$213,100	1.25
2	16A Prospect Street	OneFloor	1	1.0	4	\$275,000	\$275,000	\$275,000	100.00%	\$209,400	1.31
3	26 Maple Street	Colonial	4	2.0	13	\$649,900	\$649,900	\$720,000	110.79%	\$509,500	1.41
4	87 Highview Avenue	Ranch	3	2.0	6	\$710,000	\$710,000	\$822,000	115.77%	\$540,300	1.52
5	72 Mount Harmony Road	CapeCod	4	2.1	18	\$825,000	\$825,000	\$850,000	103.03%	\$702,300	1.21
6	27 Lloyd Road	Colonial	5	2.1	26	\$1,199,000	\$1,199,000	\$1,185,000	98.83%	\$840,700	1.41
7	8 Pine Hollow	Colonial	5	3.2	1	\$1,399,900	\$1,399,900	\$1,450,000	103.58%	\$1,226,300	1.18
8	80 Overleigh Road	Colonial	4	4.1	79	\$1,700,000	\$1,629,000	\$1,655,000	101.60%	\$1,361,100	1.22
9	369 Mendham Road	Colonial	5	4.1	156	\$2,200,000	\$2,200,000	\$1,825,000	82.95%	\$1,918,200	0.95
AVERAGE					35	\$1,024,200	\$1,016,311	\$1,005,389	102.16%		1.27

"Active" Listings in Bernardsville

Number of Units: 23
 Average List Price: \$3,018,739
 Average Days on Market: 108

"Under Contract" Listings in Bernardsville

Number of Units: 14
 Average List Price: \$1,156,993
 Average Days on Market: 24

Bernardsville 2025 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	111	70	25	35									52
List Price	\$1,225,500	\$1,349,000	\$1,308,000	\$1,016,311									\$1,179,700
Sales Price	\$1,231,667	\$1,324,900	\$1,343,722	\$1,005,389									\$1,188,049
SP:LP%	95.89%	98.21%	105.32%	102.16%									101.48%
SP to AV	1.10	0.00	1.35	1.27									1.26
# Units Sold	6	1	8	9									24
3 Mo Rate of Ab	2.14	3.64	4.50	3.95									3.56
Active Listings	14	17	19	23									18
Under Contracts	5	12	15	14									12

Flashback! YTD 2024 vs YTD 2025

YTD	2024	2025	% Change
DOM	56	52	-7.51%
Sales Price	\$1,178,522	\$1,188,049	0.81%
LP:SP	101.01%	101.48%	0.47%
SP:AV	1.30	1.26	-2.68%

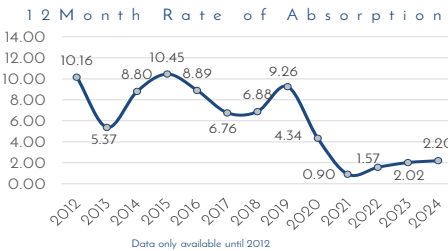
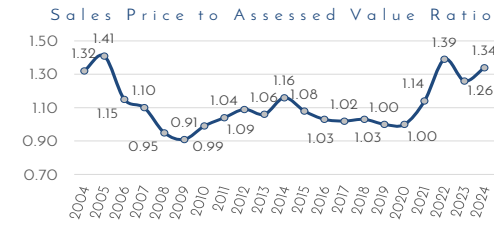
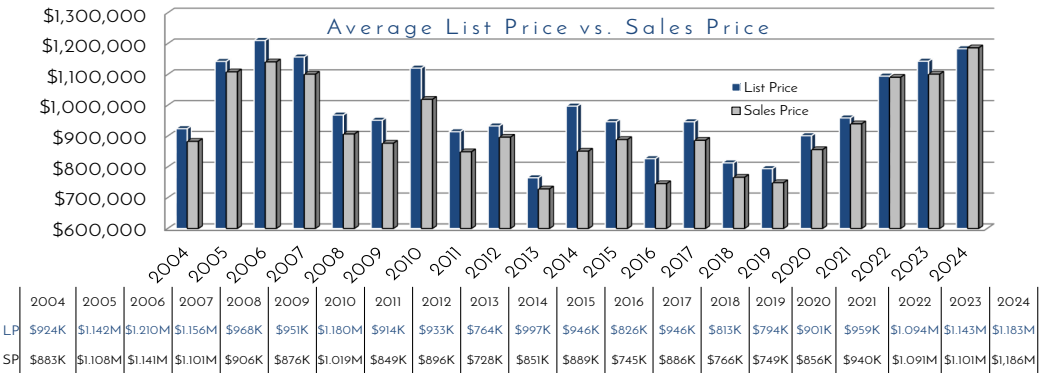
Prominent Properties

Sotheby's

INTERNATIONAL REALTY

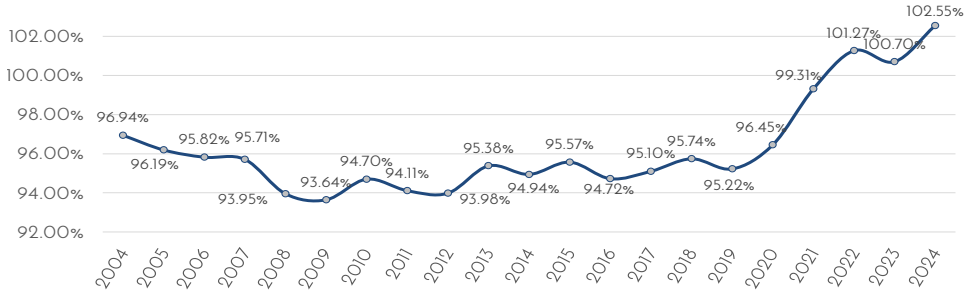
YTD	2024	2025	% Change
# Units Sold	23	24	4.35%
Rate of Ab 3 Mo	3.72	3.56	-4.30%
Actives	18	18	4.29%
Under Contracts	13	12	-13.21%

Bernardsville Yearly Market Trends

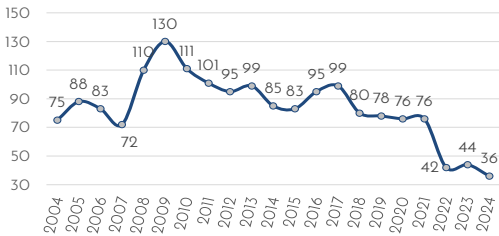


Bernardsville Yearly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

