

Bernardsville

August 2025 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	3 F Somerset Hills Court	TwndUn	3	2.1	12	\$595,000	\$595,000	\$635,000	106.72%	\$469,700	1.35
2	25-8 Franklin Court	TwndUn	3	2.1	9	\$625,000	\$625,000	\$665,000	106.40%	\$523,200	1.27
3	30 Center Street	Custom	4	3.1	15	\$775,000	\$775,000	\$775,000	100.00%	\$644,900	1.20
4	2 Columbia Drive	Colonial	4	2.1	20	\$895,000	\$925,000	\$989,100	106.93%	\$667,100	1.48
5	1 Dogwood Court	Colonial	4	2.1	8	\$1,175,000	\$1,175,000	\$1,200,000	102.13%	\$937,900	1.28
6	21 Sycamore Hill Road	RanchExp	3	2.0	15	\$1,250,000	\$1,250,000	\$1,357,085	108.57%	\$901,300	1.51
7	113-2 Hickory Tree	Custom	3	3.1	63	\$1,595,000	\$1,595,000	\$1,560,000	97.81%	\$1,268,800	1.23
8	100 Overleigh Road	Colonial	5	6.2	92	\$3,200,000	\$3,095,000	\$2,995,000	96.77%	\$2,778,600	1.08
AVERAGE					29	\$1,263,750	\$1,254,375	\$1,272,023	103.17%		1.30

"Active" Listings in Bernardsville

Number of Units: 22
Average List Price: \$2,671,632
Average Days on Market: 102

"Under Contract" Listings in Bernardsville

Number of Units: 18
Average List Price: \$2,049,000
Average Days on Market: 58

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	23	29	34	29					39
List Price	\$1,225,500	\$1,349,000	\$1,308,000	\$1,016,311	\$1,303,444	\$1,527,488	\$1,327,833	\$1,254,375					\$1,277,558
Sales Price	\$1,231,667	\$1,324,900	\$1,343,722	\$1,005,389	\$1,356,389	\$1,422,938	\$1,349,333	\$1,272,023					\$1,279,570
SP:LP%	95.89%	98.21%	105.32%	102.16%	107.01%	96.62%	104.28%	103.17%					102.23%
SP to AV	1.10	0.00	1.35	1.27	1.36	1.15	1.15	1.30					1.25
# Units Sold	6	1	8	9	9	8	6	8					55
3 Mo Rate of Ab	2.14	3.64	4.50	3.95	2.77	2.67	3.13	3.14					3.24
Active Listings	14	17	19	23	23	24	23	22					21
Under Contracts	5	12	15	14	12	11	14	18					13

Flashback! YTD 2024 vs YTD 2025

YTD	2024	2025	% Change
DOM	30	39	29.93%
Sales Price	\$1,184,316	\$1,279,570	8.04%
LP:SP	103.16%	102.23%	-0.90%
SP:AV	1.36	1.25	-7.76%

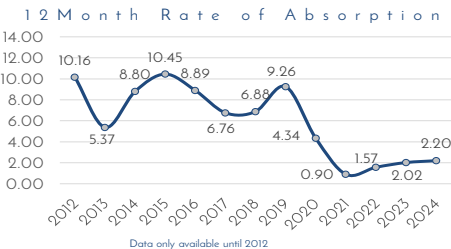
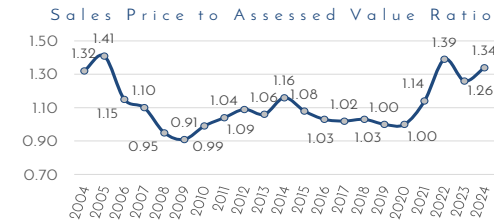
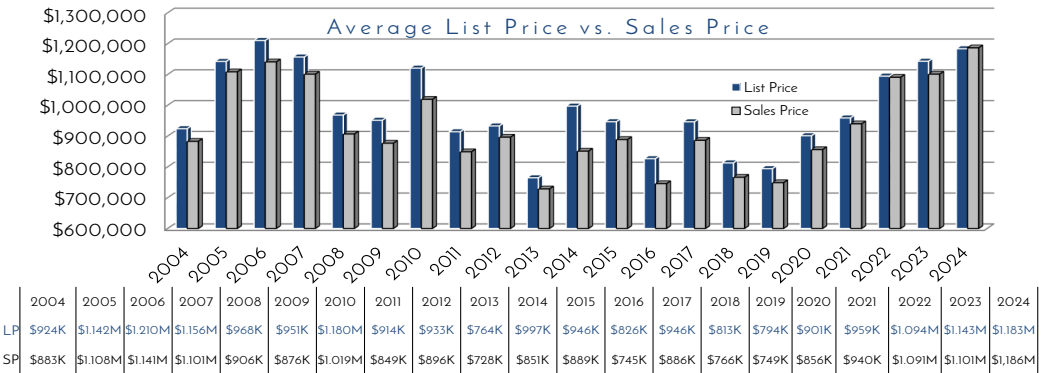
Prominent Properties

Sotheby's

INTERNATIONAL REALTY

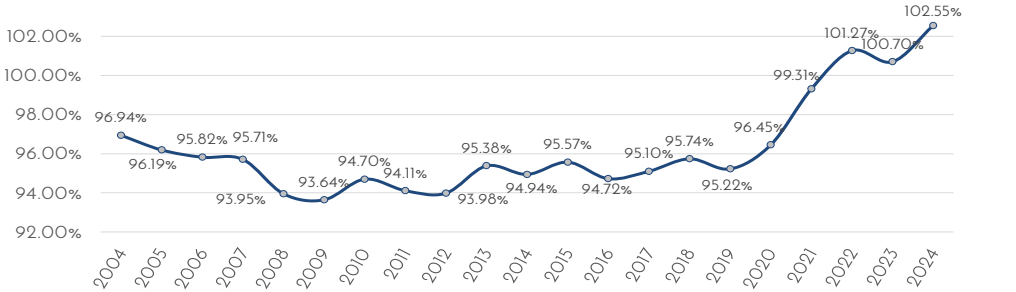
YTD	2024	2025	% Change
# Units Sold	66	55	-16.67%
Rate of Ab 3 Mo	3.44	3.24	-5.74%
Actives	22	21	-6.78%
Under Contracts	15	13	-14.41%

Bernardsville Yearly Market Trends

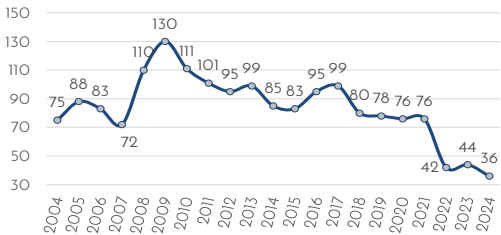


Bernardsville Yearly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

