

Bernardsville

December 2025 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	15 Highview Avenue	CapeCod	3	1.0	13	\$550,000	\$550,000	\$625,000	113.64%	\$423,900	1.47
2	71 Crest Drive	Colonial	4	4.2	81	\$1,875,000	\$1,875,000	\$1,575,000	84.00%	\$1,461,700	1.08
	AVERAGE				47	\$1,212,500	\$1,212,500	\$1,100,000	98.82%		1.28

"Active" Listings in Bernardsville

Number of Units: 15
 Average List Price: \$3,239,993
 Average Days on Market: 132

"Under Contract" Listings in Bernardsville

Number of Units: 6
 Average List Price: \$1,324,800
 Average Days on Market: 88

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	41	24	45	47	38
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	\$1,663,455	\$1,229,909	\$2,167,900	\$1,212,500	\$1,426,273
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	\$1,667,500	\$1,217,455	\$2,012,864	\$1,100,000	\$1,405,026
SP:LP%	95.89%	98.21%	105.32%	102.16%	107.01%	96.62%	104.28%	103.17%	101.91%	100.61%	96.95%	98.82%	101.27%
SP to AV	1.10	0.00	1.35	1.27	1.36	1.15	1.15	1.30	1.41	1.37	1.20	1.28	1.28
# Units Sold	6	1	8	9	9	8	6	8	11	11	11	2	90
3 Mo Rate of Ab	2.14	3.64	4.50	3.95	2.77	2.67	3.13	3.14	3.13	2.30	1.68	1.96	2.92
Active Listings	14	17	19	23	23	24	23	22	19	21	18	15	20
Under Contracts	5	12	15	14	12	11	14	18	21	17	9	6	13

Flashback! YTD 2024 vs YTD 2025

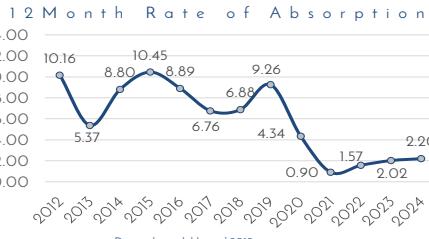
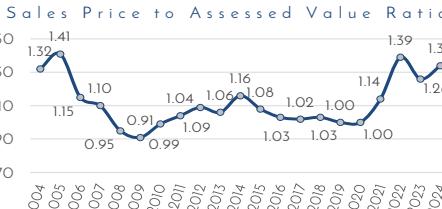
YTD	2024	2025	% Change
DOM	36	38	5.90%
Sales Price	\$1,186,187	\$1,405,026	18.45%
LP:SP	102.55%	101.27%	-1.25%
SP:AV	1.34	1.28	-4.24%

Prominent Properties

Sotheby's
INTERNATIONAL REALTY

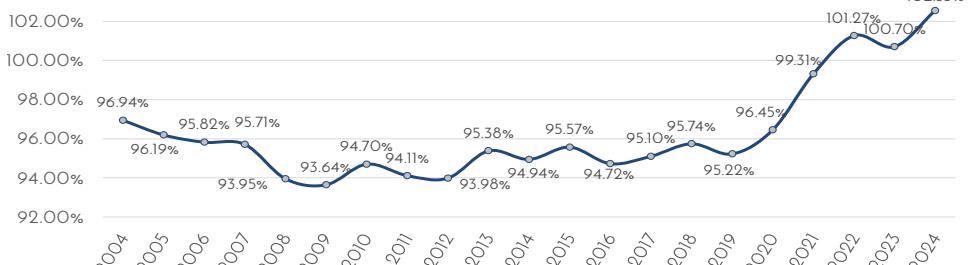
YTD	2024	2025	% Change
# Units Sold	96	90	-6.25%
Rate of Ab 3 Mo	3.28	2.92	-11.16%
Actives	23	20	-14.08%
Under Contracts	14	13	-6.67%

Bernardsville Yearly Market Trends

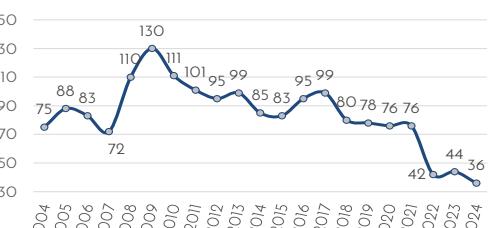


Bernardsville Yearly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

