

Bernardsville

July 2025 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	7D Somerset Hills Court	TwnIntUn	2	2.1	5	\$389,000	\$389,000	\$435,000	111.83%	\$414,500	1.05
2	1 Ambar Place	Colonial	3	3.1	22	\$859,000	\$859,000	\$900,000	104.77%	\$752,000	1.20
3	53 Hull Road	Colonial	3	2.1	10	\$899,000	\$899,000	\$999,000	111.12%	\$777,100	1.29
4	110 Chapin Road	Custom	4	2.2	43	\$1,695,000	\$1,695,000	\$1,662,000	98.05%	\$1,589,000	1.05
5	10 Flintlock Court	Colonial	7	6.0	24	\$1,850,000	\$1,850,000	\$1,950,000	105.41%	\$1,417,200	1.38
6	399-3 Claremont Road	Colonial	5	4.3	98	\$2,275,000	\$2,275,000	\$2,150,000	94.51%	\$2,235,900	0.96
AVERAGE					34	\$1,327,833	\$1,327,833	\$1,349,333	104.28%		1.15

"Active" Listings in Bernardsville

Number of Units: 23
Average List Price: \$2,957,130
Average Days on Market: 98

"Under Contract" Listings in Bernardsville

Number of Units: 14
Average List Price: \$1,677,071
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						40
List Price	\$1,225,500	\$1,349,000	\$1,308,000	\$1,016,311	\$1,303,444	\$1,527,488	\$1,327,833						\$1,281,504
Sales Price	\$1,231,667	\$1,324,900	\$1,343,722	\$1,005,389	\$1,356,389	\$1,422,938	\$1,349,333						\$1,280,855
SP:LP%	95.89%	98.21%	105.32%	102.16%	107.01%	96.62%	104.28%						102.07%
SP to AV	1.10	0.00	1.35	1.27	1.36	1.15	1.15						1.25
# Units Sold	6	1	8	9	9	8	6						47
3 Mo Rate of Ab	2.14	3.64	4.50	3.95	2.77	2.67	3.13						3.26
Active Listings	14	17	19	23	23	24	23						20
Under Contracts	5	12	15	14	12	11	14						12

Flashback! YTD 2024 vs YTD 2025

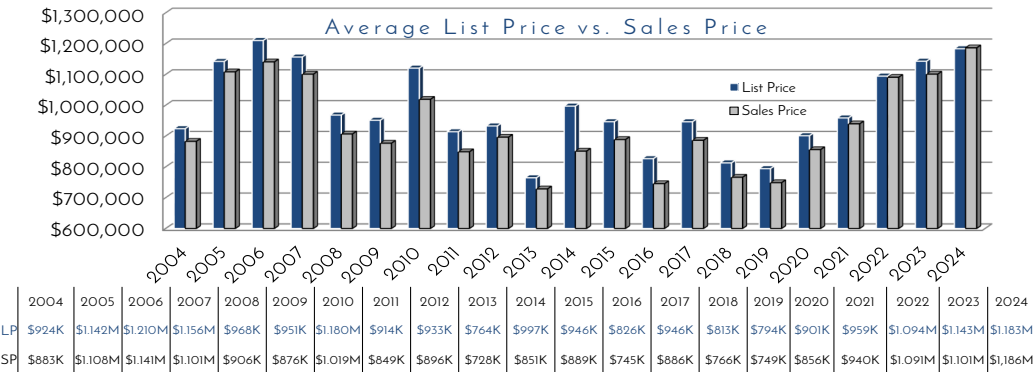
YTD	2024	2025	% Change
DOM	35	40	13.07%
Sales Price	\$1,180,641	\$1,280,855	8.49%
LP:SP	103.02%	102.07%	-0.93%
SP:AV	1.33	1.25	-6.15%

Prominent Properties

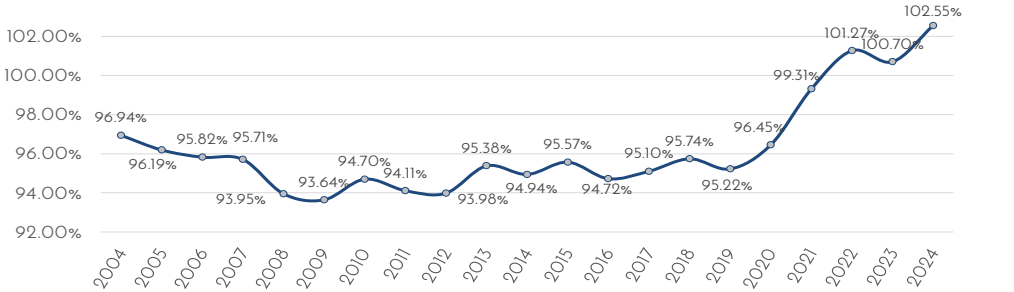
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INTERNATIONAL REALTY

YTD	2024	2025	% Change
# Units Sold	49	47	-4.08%
Rate of Ab 3 Mo	3.54	3.26	-8.03%
Actives	21	20	-4.03%
Under Contracts	15	12	-21.70%

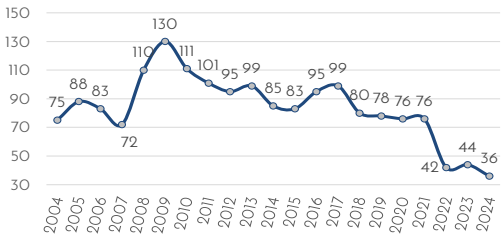
Bernardsville Yearly Market Trends



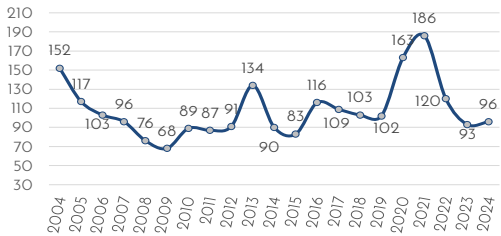
Bernardsville Yearly Market Trends
Sales Price to List Price Ratios



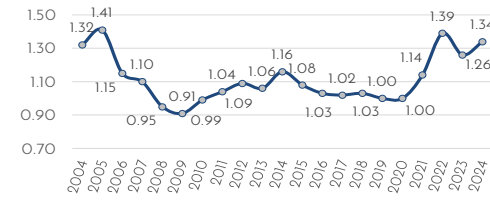
Average Days on Market



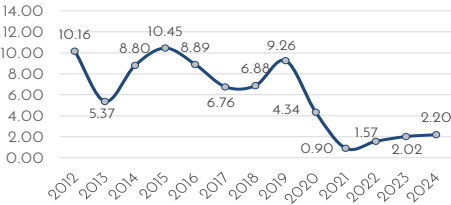
Number of Units Sold



Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



Data only available until 2012