

Bernardsville

June 2025 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	9 Grove Street	Colonial	2	1.0	10	\$395,000	\$395,000	\$465,000	117.72%	\$338,400	1.37
2	16 Mine Mount Road	Colonial	2	2.0	23	\$672,000	\$672,000	\$636,500	94.72%	\$496,400	1.28
3	74 Anderson Hill Road	Colonial	4	3.1	1	\$999,000	\$999,000	\$999,000	100.00%	\$931,300	1.07
4	24-4 Douglass Avenue	Custom	5	4.2	22	\$1,380,000	\$1,380,000	\$1,265,000	91.67%	\$1,285,600	0.98
5	34 Garibaldi Street	Colonial	5	4.1	17	\$1,324,900	\$1,324,900	\$1,320,000	99.63%	New	
6	80 Claremont Road	OneFloor	2	2.1	33	\$1,499,000	\$1,499,000	\$1,357,500	90.56%	\$1,429,300	0.95
7	78 Carriage House Road	Colonial	5	4.1	95	\$2,500,000	\$2,500,000	\$2,165,000	86.60%	\$1,777,400	1.22
8	50 Clark Road	Custom	5	5.3	28	\$3,450,000	\$3,450,000	\$3,175,500	92.04%	Renovated	
AVERAGE					29	\$1,527,488	\$1,527,488	\$1,422,938	96.62%		1.15

"Active" Listings in Bernardsville

Number of Units: 24
Average List Price: \$3,702,833
Average Days on Market: 129

"Under Contract" Listings in Bernardsville

Number of Units: 11
Average List Price: \$1,291,182
Average Days on Market: 51

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							41
List Price	\$1,225,500	\$1,349,000	\$1,308,000	\$1,016,311	\$1,303,444	\$1,527,488							\$1,274,724
Sales Price	\$1,231,667	\$1,324,900	\$1,343,722	\$1,005,389	\$1,356,389	\$1,422,938							\$1,270,834
SP:LP%	95.89%	98.21%	105.32%	102.16%	107.01%	96.62%							101.74%
SP to AV	1.10	0.00	1.35	1.27	1.36	1.15							1.26
# Units Sold	6	1	8	9	9	8							41
3 Mo Rate of Ab	2.14	3.64	4.50	3.95	2.77	2.67							3.28
Active Listings	14	17	19	23	23	24							20
Under Contracts	5	12	15	14	12	11							12

Flashback! YTD 2024 vs YTD 2025

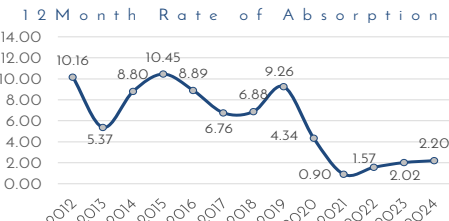
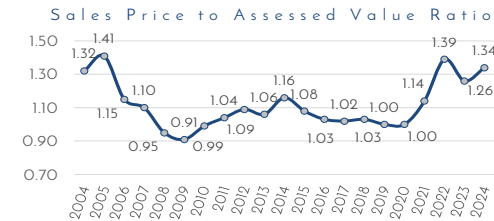
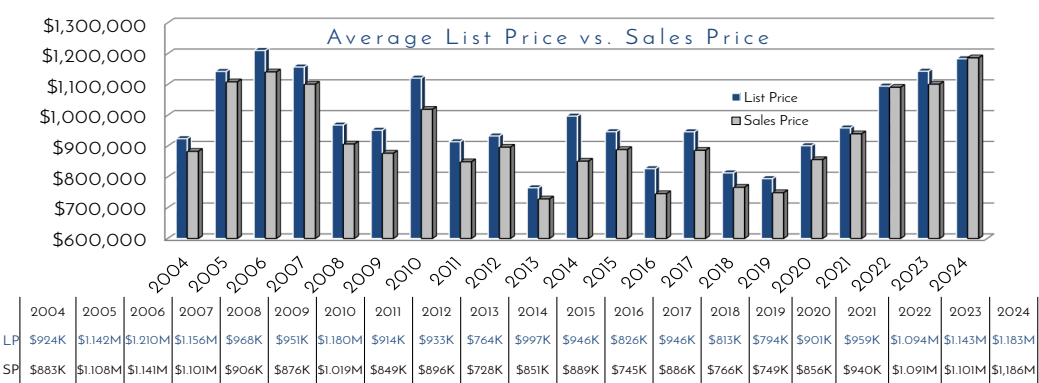
YTD	2024	2025	% Change
DOM	39	41	4.85%
Sales Price	\$1,110,722	\$1,270,834	14.42%
LP:SP	103.00%	101.74%	-1.22%
SP:AV	1.33	1.26	-5.24%

Prominent Properties

Sotheby's
INTERNATIONAL REALTY

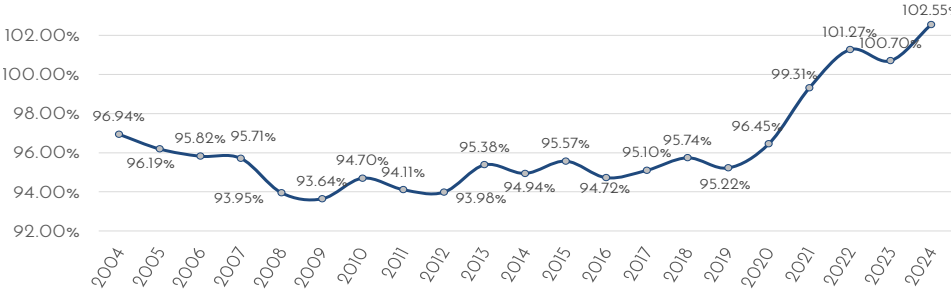
YTD	2024	2025	% Change
# Units Sold	40	41	2.50%
Rate of Ab 3 Mo	3.50	3.28	-6.24%
Actives	20	20	0.00%
Under Contracts	15	12	-22.47%

Bernardsville Yearly Market Trends

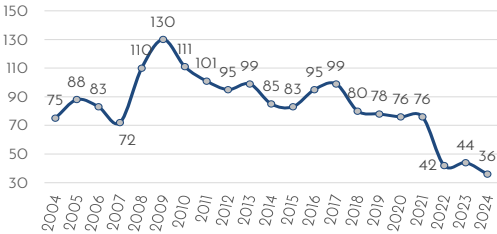


Data only available until 2012

Bernardsville Yearly Market Trends
Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

