

Bernardsville

November 2025 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assess- ment	SP:AV
1	8E Somerset Hills Court	TwndEndUn	3	2.1	26	\$600,000	\$579,900	\$550,000	94.84%	\$480,600	1.14
2	5E Somerset Hills Court	TwndEndUn	3	2.1	15	\$525,000	\$525,000	\$570,000	108.57%	\$476,700	1.20
3	27 Center Street	Colonial	3	1.1	36	\$629,900	\$609,000	\$600,000	98.52%	\$451,700	1.33
4	3 Somerset Avenue	Colonial	4	2.0	20	\$825,000	\$825,000	\$860,000	104.24%	\$661,800	1.30
5	180 Roundtop Road	CapeCod	3	4.0	91	\$1,088,000	\$1,088,000	\$950,000	87.32%	\$760,500	1.25
6	41 Hull Road	Custom	3	3.0	18	\$925,000	\$925,000	\$999,000	108.00%	\$928,400	1.08
7	133 Rippling Brook Way	Colonial	5	3.1	38	\$1,700,000	\$1,700,000	\$1,570,000	92.35%	\$1,364,100	1.15
8	108 Crest Drive	Colonial	4	3.1	31	\$2,350,000	\$2,350,000	\$2,350,000	100.00%	\$1,539,600	1.53
9	16 Charlotte Hill Drive	Custom	5	7.1	13	\$2,750,000	\$2,750,000	\$2,702,500	98.27%	\$2,488,200	1.09
10	63 Charles Road	Colonial	5	6.2	89	\$3,500,000	\$3,500,000	\$2,990,000	85.43%	\$2,463,500	1.21
11	00 Private Lane	Custom	6	11.3	120	\$9,995,000	\$8,995,000	\$8,000,000	88.94%	\$9,121,400	0.88
AVERAGE					45	\$2,262,536	\$2,167,900	\$2,012,864	96.95%		1.20

"Active" Listings in Bernardsville

Number of Units: 18
Average List Price: \$2,870,722
Average Days on Market: 121

"Under Contract" Listings in Bernardsville

Number of Units: 9
Average List Price: \$1,194,411
Average Days on Market: 59

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		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		\$1,431,132
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		\$1,411,959
SP:LP%	95.89%	98.21%	105.32%	102.16%	107.01%	96.62%	104.28%	103.17%	101.91%	100.61%	96.95%		101.33%
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
# Units Sold	6	1	8	9	9	8	6	8	11	11	11		88
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		3.00
Active Listings	14	17	19	23	23	24	23	22	19	21	18		20
Under Contracts	5	12	15	14	12	11	14	18	21	17	9		13

Flashback! YTD 2024 vs YTD 2025

YTD	2024	2025	% Change
DOM	33	38	13.70%
Sales Price	\$1,211,067	\$1,411,959	16.59%
LP:SP	102.81%	101.33%	-1.44%
SP:AV	1.35	1.28	-4.85%

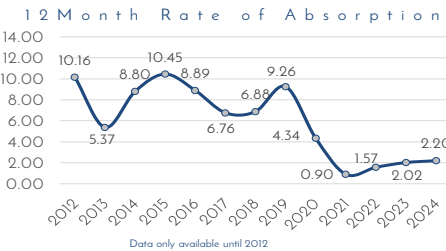
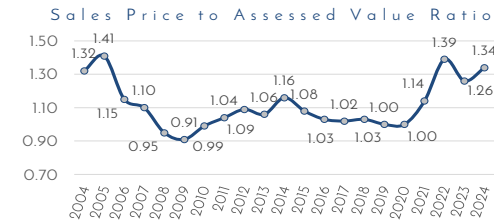
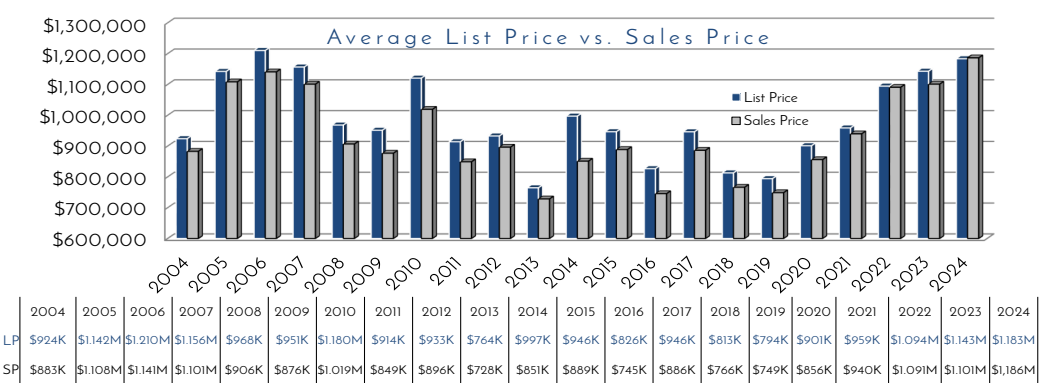
Prominent Properties

Sotheby's

INTERNATIONAL REALTY

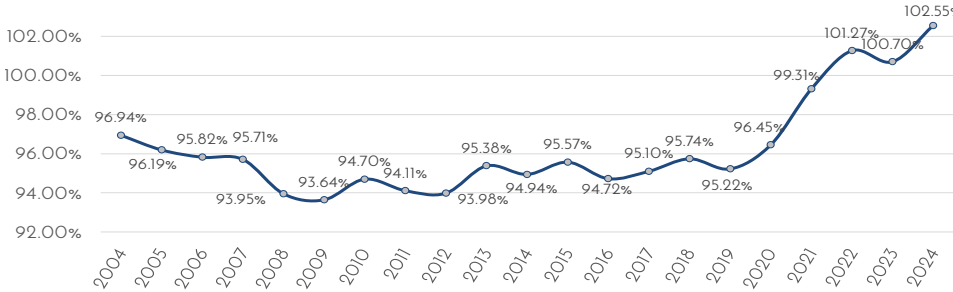
YTD	2024	2025	% Change
# Units Sold	89	88	-1.12%
Rate of Ab 3 Mo	3.37	3.00	-10.82%
Actives	24	20	-14.23%
Under Contracts	14	13	-4.52%

Bernardsville Yearly Market Trends

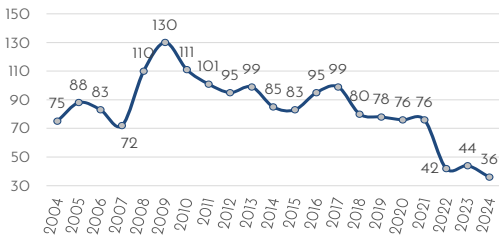


Bernardsville Yearly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

