

Bernardsville

October 2025 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	76 Liberty Road	CapeCod	4	1.0	20	\$550,000	\$550,000	\$500,000	90.91%	\$460,100	1.09
2	25-2 Franklin Court	TwnIntUn	4	3.1	13	\$695,000	\$695,000	\$685,000	98.56%	\$496,000	1.38
3	29 Somerset Avenue	Colonial	5	2.1	14	\$939,000	\$899,999	\$920,000	102.22%	\$720,600	1.28
4	16 Woodland Road	Colonial	4	2.1	15	\$899,000	\$899,000	\$935,000	104.00%	\$832,900	1.12
5	33 Old Colony Road	Colonial	4	2.1	4	\$889,000	\$889,000	\$995,000	111.92%	\$733,800	1.36
6	190 Claremont Road	Ranch	3	3.0	15	\$1,175,000	\$1,175,000	\$1,195,000	101.70%	\$776,900	1.54
7	18 Old Army Road	Colonial	4	2.1	10	\$1,098,000	\$1,098,000	\$1,200,000	109.29%	\$804,700	1.49
8	3 Dana Place	Colonial	4	3.1	8	\$1,179,000	\$1,179,000	\$1,350,000	114.50%	\$886,500	1.52
9	80 Clark Road	Custom	5	5.1	106	\$2,199,000	\$1,799,000	\$1,600,000	88.94%	\$1,101,500	1.45
10	131 Anderson Hill Road	Colonial	7	5.1	62	\$1,995,000	\$1,995,000	\$1,837,000	92.08%	\$1,141,100	1.61
11	91 Overleigh Road	Colonial	4	3.3	1	\$2,350,000	\$2,350,000	\$2,175,000	92.55%	\$1,727,400	1.26
AVERAGE					24	\$1,269,818	\$1,229,909	\$1,217,455	100.61%		1.37

"Active" Listings in Bernardsville

Number of Units: 21
Average List Price: \$2,800,700
Average Days on Market: 94

"Under Contract" Listings in Bernardsville

Number of Units: 17
Average List Price: \$1,755,818
Average Days on Market: 44

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			37
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			\$1,325,879
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			\$1,326,115
SP:LP%	95.89%	98.21%	105.32%	102.16%	107.01%	96.62%	104.28%	103.17%	101.91%	100.61%			101.95%
SP to AV	1.10	0.00	1.35	1.27	1.36	1.15	1.15	1.30	1.41	1.37			1.30
# Units Sold	6	1	8	9	9	8	6	8	11	11			77
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			3.14
Active Listings	14	17	19	23	23	24	23	22	19	21			21
Under Contracts	5	12	15	14	12	11	14	18	21	17			14

Flashback! YTD 2024 vs YTD 2025

YTD	2024	2025	% Change
DOM	32	37	16.66%
Sales Price	\$1,255,887	\$1,326,115	5.59%
LP:SP	102.81%	101.95%	-0.83%
SP:AV	1.36	1.30	-4.82%

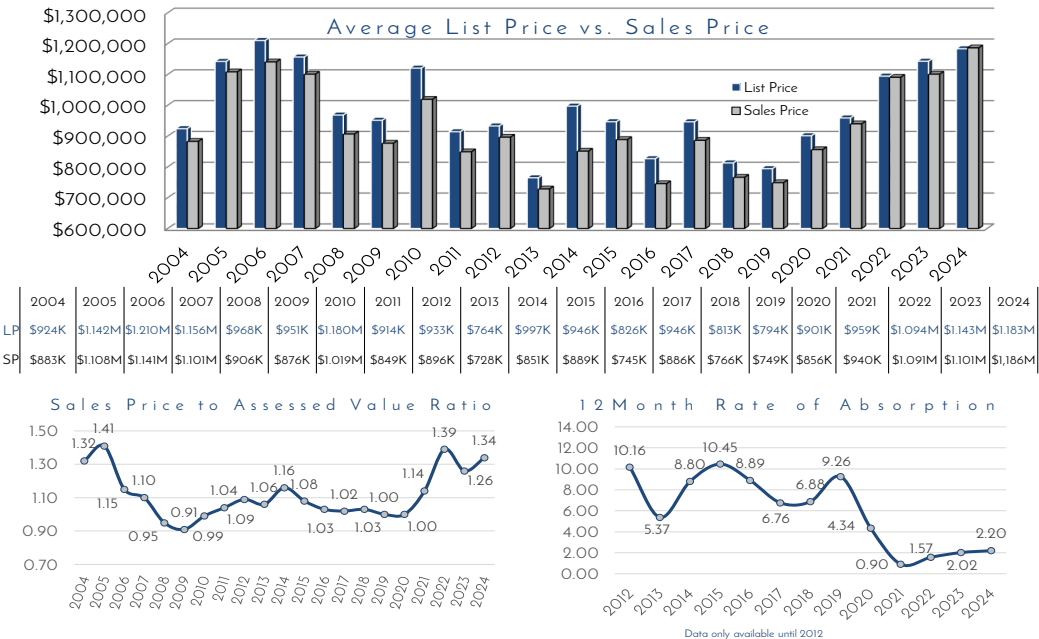
Prominent Properties

Sotheby's

INTERNATIONAL REALTY

YTD	2024	2025	% Change
# Units Sold	80	77	-3.75%
Rate of Ab 3 Mo	3.41	3.14	-7.90%
Actives	24	21	-12.50%
Under Contracts	14	14	0.00%

Bernardsville Yearly Market Trends



Bernardsville Yearly Market Trends
Sales Price to List Price Ratios

