

Bernardsville

September 2025 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assess- ment	SP:AV
1	11 Bernards Avenue	Colonial	3	2.0	9	\$575,000	\$575,000	\$585,000	101.74%	\$394,000	1.48
2	109-111 Anderson Hill Road	Ranch	3	2.0	30	\$735,000	\$735,000	\$800,000	108.84%	\$648,800	1.23
3	21 Bernards Avenue	Colonial	4	2.1	4	\$875,000	\$875,000	\$999,999	114.29%	\$730,300	1.37
4	4 Dogwood Court	Colonial	5	3.1	50	\$1,275,000	\$1,275,000	\$1,227,500	96.27%	\$1,029,800	1.19
5	93 Seney Drive	Colonial	6	3.1	1	\$1,250,000	\$1,250,000	\$1,325,000	106.00%	\$1,071,300	1.24
6	62 Jockey Hollow Road	Colonial	5	4.1	81	\$1,595,000	\$1,499,000	\$1,430,000	95.40%	\$1,205,600	1.19
7	32 Lloyd Road	Colonial	4	3.0	20	\$1,749,000	\$1,749,000	\$1,755,000	100.34%	\$1,187,000	1.48
8	32 Stone Fence Road	Colonial	4	3.1	14	\$1,695,000	\$1,695,000	\$1,800,000	106.19%	\$1,119,700	1.61
9	190 Round Top Road	Contemp	4	3.0	72	\$2,395,000	\$2,395,000	\$2,335,000	97.49%	\$1,125,800	2.07
10	40 Mountain Top Road	Custom	9	7.3	125	\$2,950,000	\$2,950,000	\$2,785,000	94.41%	\$2,444,100	1.14
11	51 Beverly Drive	Custom	6	4.3	48	\$3,300,000	\$3,300,000	\$3,300,000	100.00%	\$2,249,000	1.47
AVERAGE					41	\$1,672,182	\$1,663,455	\$1,667,500	101.91%		1.41

"Active" Listings in Bernardsville

Number of Units: 19
Average List Price: \$2,372,305
Average Days on Market: 108

"Under Contract" Listings in Bernardsville

Number of Units: 21
Average List Price: \$1,688,238
Average Days on Market: 41

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				39
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				\$1,341,874
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				\$1,344,225
SP:LP%	95.89%	98.21%	105.32%	102.16%	107.01%	96.62%	104.28%	103.17%	101.91%				102.17%
SP to AV	1.10	0.00	1.35	1.27	1.36	1.15	1.15	1.30	1.41				1.28
# Units Sold	6	1	8	9	9	8	6	8	11				66
3 Mo Rate of Ab	2.14	3.64	4.50	3.95	2.77	2.67	3.13	3.14	3.13				3.23
Active Listings	14	17	19	23	23	24	23	22	19				20
Under Contracts	5	12	15	14	12	11	14	18	21				14

Flashback! YTD 2024 vs YTD 2025

YTD	2024	2025	% Change
DOM	32	39	21.41%
Sales Price	\$1,207,205	\$1,344,225	11.35%
LP:SP	102.60%	102.17%	-0.42%
SP:AV	1.35	1.28	-4.95%

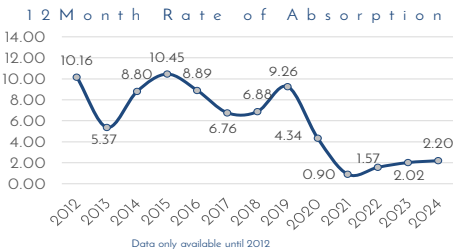
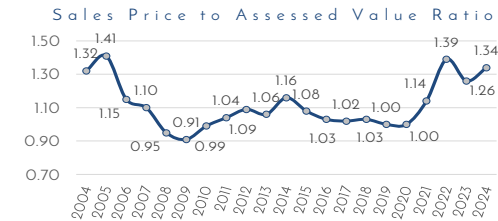
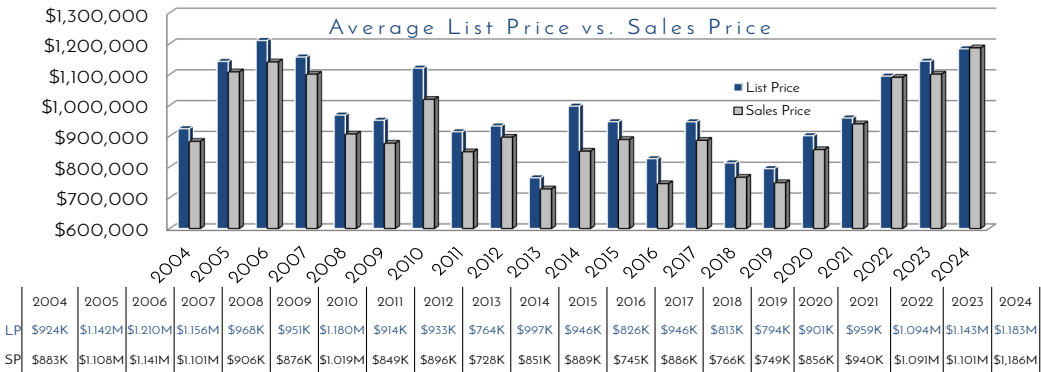
Prominent Properties

Sotheby's

INTERNATIONAL REALTY

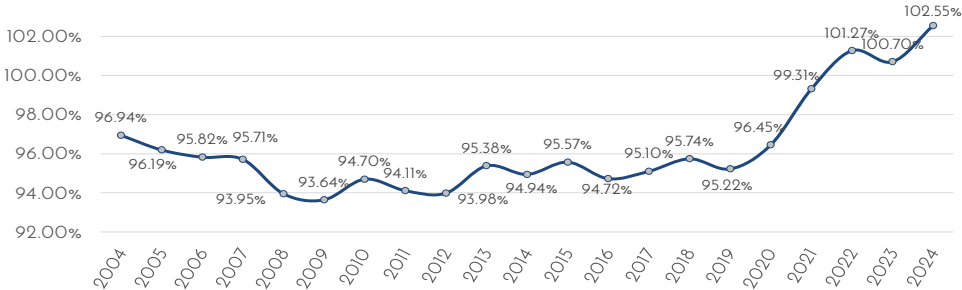
YTD	2024	2025	% Change
# Units Sold	73	66	-9.59%
Rate of Ab 3 Mo	3.42	3.23	-5.56%
Actives	23	20	-11.54%
Under Contracts	14	14	0.00%

Bernardsville Yearly Market Trends

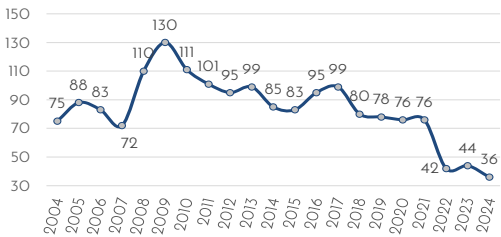


Bernardsville Yearly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

