

Bernardsville

February 2026 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	16 Dayton Crest	Custom	4	3.1	85	\$685,000	\$650,000	\$648,700	99.80%	\$602,500	1.08
2	41 Anderson Hill Road	Victrian	3	2.0	65	\$624,000	\$624,000	\$650,000	104.17%	\$595,000	1.09
3	51 Boulderwood Drive	Custom	5	3.2	58	\$1,424,900	\$1,399,900	\$1,475,000	105.36%	\$1,383,600	1.07
4	16 Post Lane	Custom	6	8.3	220	\$2,899,000	\$2,699,000	\$2,750,000	101.89%	\$2,382,400	1.15
AVERAGE					107	\$1,408,225	\$1,343,225	\$1,380,925	102.81%		1.10

"Active" Listings in Bernardsville

Number of Units: 15
 Average List Price: \$3,355,467
 Average Days on Market: 1153

"Under Contract" Listings in Bernardsville

Number of Units: 6
 Average List Price: \$972,483
 Average Days on Market: 41

Bernardsville 2026 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	68	107											99
List Price	\$929,900	\$1,343,225											\$1,260,560
Sales Price	\$890,000	\$1,380,925											\$1,282,740
SP:LP%	95.71%	102.81%											101.39%
SP to AV	1.12	1.10											1.10
# Units Sold	1	4											5
3 Mo Rate of Ab	3.20	6.01											4.61
Active Listings	16	15											16
Under Contracts	7	6											7

Flashback! YTD 2025 vs YTD 2026

YTD	2025	2026	% Change
DOM	105	99	-5.40%
Sales Price	\$1,244,986	\$1,282,740	3.03%
LP:SP	96.23%	101.39%	5.36%
SP:AV	1.10	1.10	0.42%

Prominent Properties

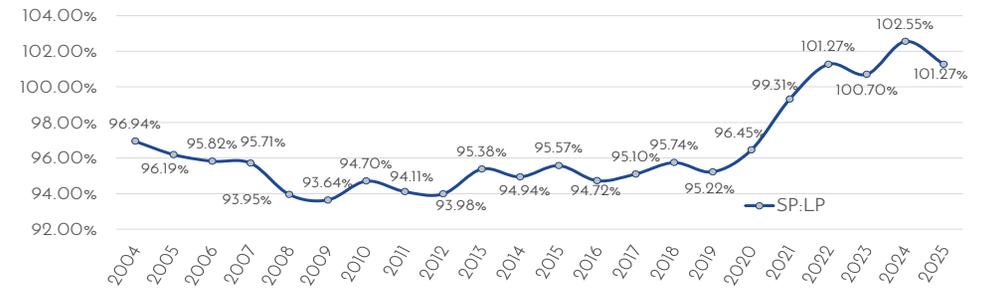
Sotheby's
INTERNATIONAL REALTY

YTD	2025	2026	% Change
# Units Sold	7	5	-28.57%
Rate of Ab 3 Mo	2.89	4.61	59.34%
Actives	16	16	0.00%
Under Contracts	9	7	-23.53%

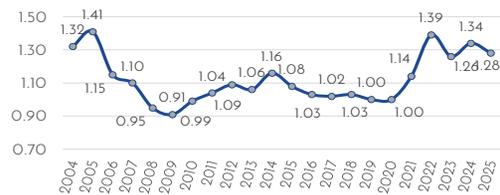
Bernardsville Yearly Market Trends



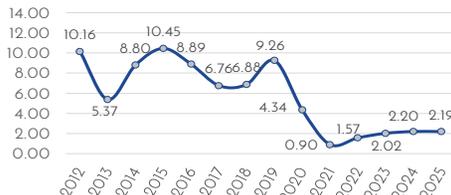
Bernardsville Yearly Market Trends Sales Price to List Price Ratios



Sales Price to Assessed Value Ratio

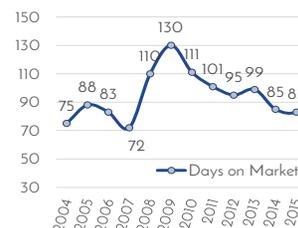


12 Month Rate of Absorption



Data only available until 2012

Average Days on Market



Number of Units Sold

