

Bernardsville

March 2025 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	43 Old Army Road	Ranch	3	2.1	1	\$638,000	\$638,000	\$638,000	100.00%	\$508,200	1.26
2	54 Ambar Place	Bi-Level	4	2.1	33	\$650,000	\$650,000	\$707,777	108.89%	\$566,200	1.25
3	108 Ambar Place	Colonial	4	2.1	9	\$849,000	\$849,000	\$930,000	109.54%	\$611,800	1.52
4	23 Somerset Avenue	Colonial	5	2.1	2	\$929,000	\$929,000	\$975,000	104.95%	\$696,900	1.40
5	11 Windwood Road	RanchExp	4	2.1	8	\$850,000	\$850,000	\$999,000	117.53%	\$733,900	1.36
6	86 Dryden Road	Carriage	4	4.0	18	\$1,599,000	\$1,599,000	\$1,700,000	106.32%	\$1,492,800	1.14
7	118 Mendham Road	Carriage	5	3.1	6	\$1,799,000	\$1,799,000	\$1,800,000	100.06%	\$1,472,800	1.22
8	431 Claremont Road	Colonial	7	6.2	120	\$3,150,000	\$3,150,000	\$3,000,000	95.24%	\$1,781,400	1.68
AVERAGE					25	\$1,308,000	\$1,308,000	\$1,343,722	105.32%		1.35

"Active" Listings in Bernardsville

Number of Units: 19
Average List Price: \$2,490,053
Average Days on Market: 120

"Under Contract" Listings in Bernardsville

Number of Units: 15
Average List Price: \$1,174,253
Average Days on Market: 31

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										62
List Price	\$1,225,500	\$1,349,000	\$1,308,000										\$1,277,733
Sales Price	\$1,231,667	\$1,324,900	\$1,343,722										\$1,297,645
SP:LP%	95.89%	98.21%	105.32%										101.07%
SP to AV	1.10	0.00	1.35										1.25
# Units Sold	6	1	8										15
3 Mo Rate of Ab	2.14	3.64	4.50										3.43
Active Listings	14	17	19										17
Under Contracts	5	12	15										11

Flashback! YTD 2024 vs YTD 2025

YTD	2024	2025	% Change
DOM	51	62	21.36%
Sales Price	\$1,182,750	\$1,297,645	9.71%
LP:SP	102.50%	101.07%	-1.39%
SP:AV	1.34	1.25	-6.70%

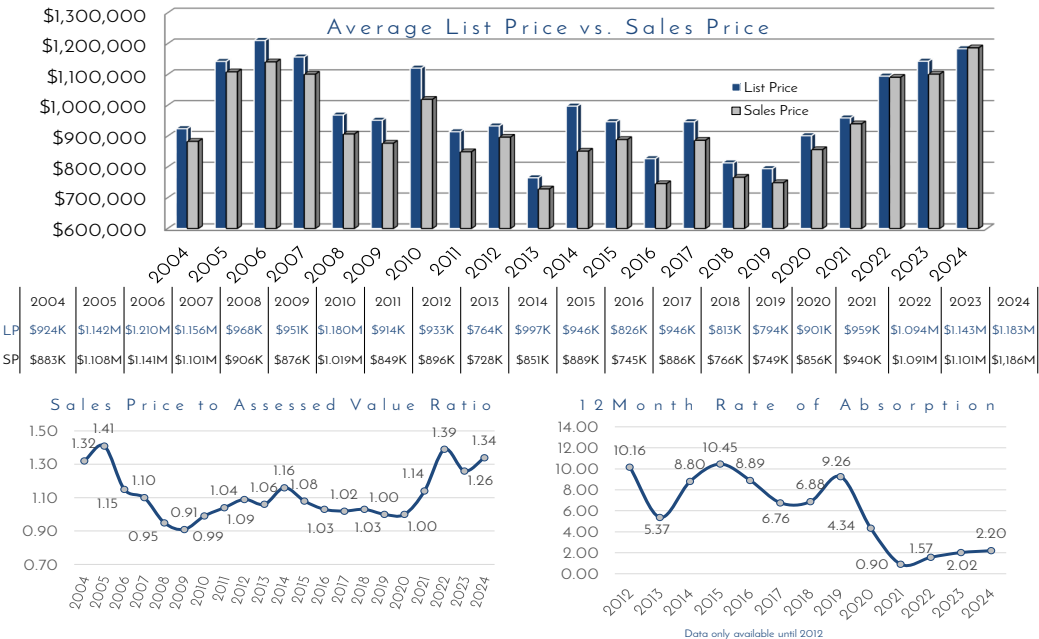
Prominent Properties

Sotheby's

INTERNATIONAL REALTY

YTD	2024	2025	% Change
# Units Sold	14	15	7.14%
Rate of Ab 3 Mo	3.69	3.43	-7.22%
Actives	16	17	6.38%
Under Contracts	13	11	-20.00%

Bernardsville Yearly Market Trends



Bernardsville Yearly Market Trends

Sales Price to List Price Ratios

