

Bernardsville 07924

ZIP code · NJ · New Jersey > Somerset County > Bernardsville

BUYER'S MARKET

\$813K

MEDIAN SALE PRICE

-18.2%

1-YR CHANGE

92

SALES (12 MO)

\$1M

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 34 / 100



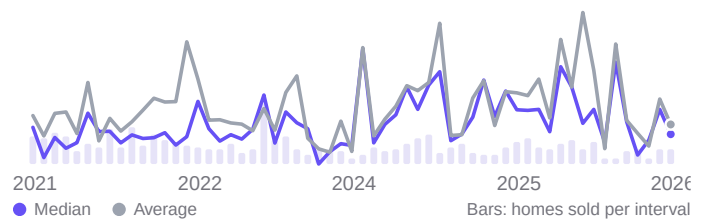
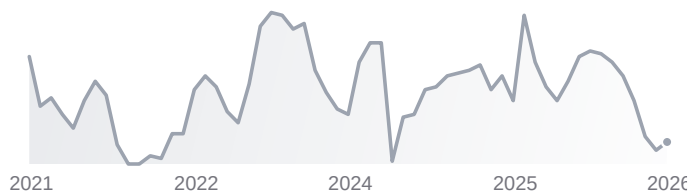
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

34 / 100

Sale prices

Median \$750K · Average \$848K

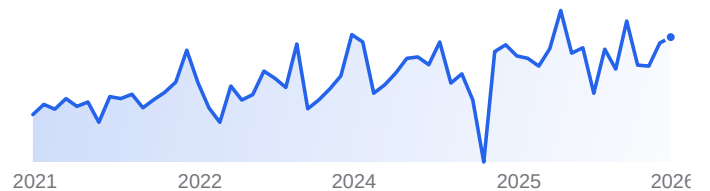
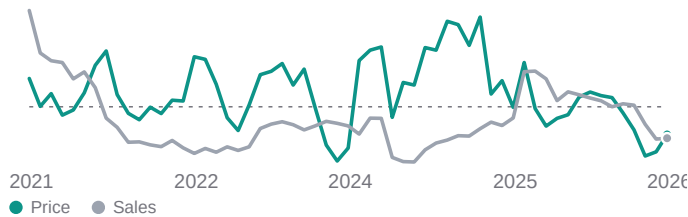


Growth (year over year)

Price -18.2% · Sales -20.7%

Price per square foot

\$439/ft²

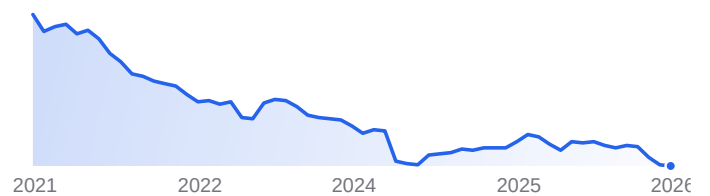


Sale premium vs estimated value

+3.8%

Annual turnover (share of homes sold)

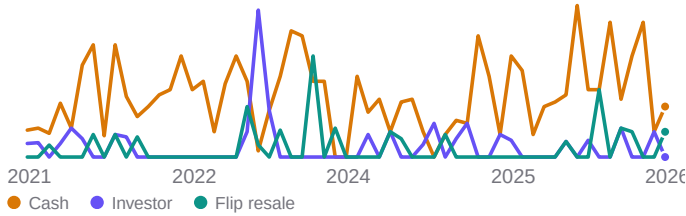
3.7%



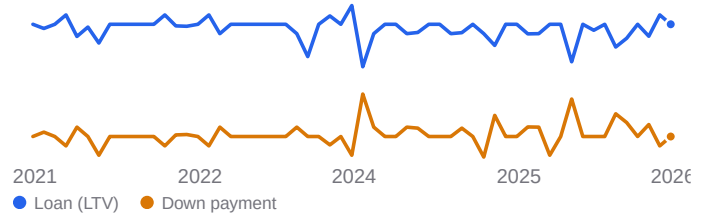
BUYERS & OUTCOMES

Buyer mix

Cash 25% · Investor 0% · Flip resale 13%

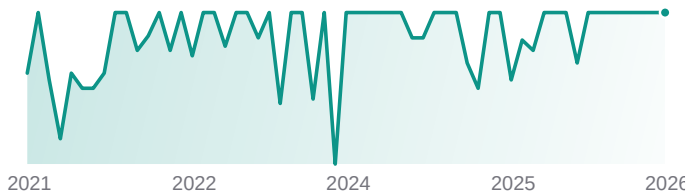


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



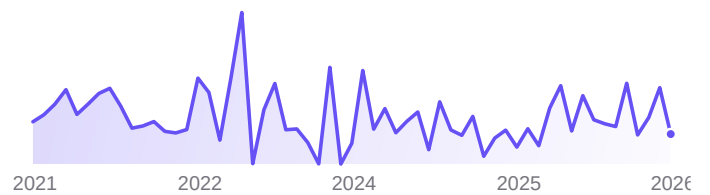
Sellers who sold at a gain

100%



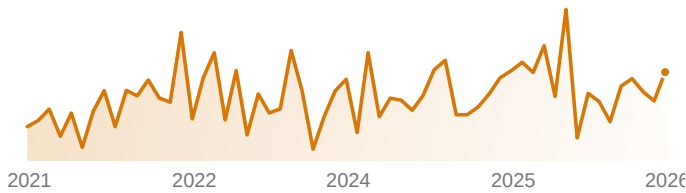
Typical hold before selling

5.8 yrs



Median annualized return at resale

+5.3%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	2,518
Median value (AVM)	\$1M
Median size	2,395 ft²
Median bedrooms	2
Median year built	1960
Single family	97%
Condos	2.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	56%
Underwater (LTV 125% or more)	0.9%
Owner occupied	83%
Company owned	9.6%
Median loan-to-value	47%

Typical ownership tenure

12.7 yrs

COMMUNITY

Population	8,345
Density	639 / mi²
Median household income	\$196K
Average household income	\$283K
Crime index (US avg 100)	86
Air pollution index (US avg 100)	93
Earthquake index (US avg 100)	98
Homes occupied	94%
Bachelor's or higher	41%
Poverty rate	3.8%
Unemployment	1.4%
Average temp	50°F
Annual precip	53 in
Sunshine	56%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.