



Bernardsville, New Jersey.

Current market data.

10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

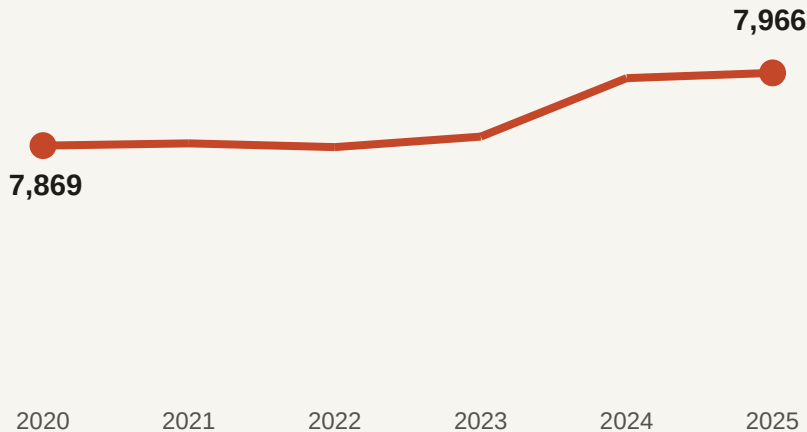


POPULATION

Growing. Up 1.2% since 2020.

7,966

people, the 147th-largest of New Jersey's cities and towns.



THE WORKDAY

9 in 10 jobs here go to
people who live somewhere
else.

89.4%

of 3,010 jobs located in Bernardsville are filled by
in-commuters.



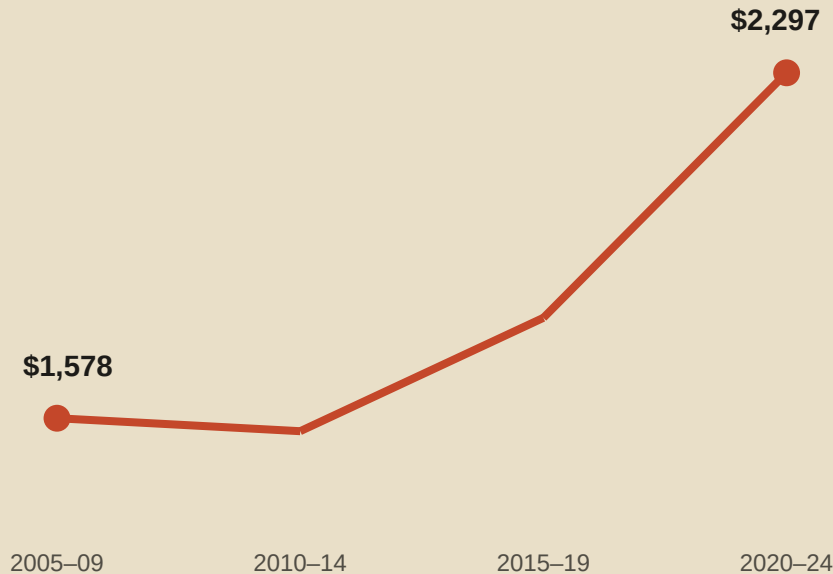
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 46%
since the 2005–2009
survey, before inflation.

\$2,297

a month. New Jersey's median is \$1,720.





THE SEAM

Cross one tract line and median rent doubles.

A \$2,961 gap between neighbors, the sharpest rent edge between adjacent tracts in Somerset County.

TRACT 524

\$540

TRACT 526.04

\$3,501

ROOM TO BUILD

The median rent is above what local wages can carry.

\$1,105–\$1,658



\$2,297 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

206

homes permitted in ten years,
2016–2025

32%

of those were in multifamily
buildings

91%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.1–1.1% to the 2,826 homes here.

2–30

is the estimated number of missing housing units, from the lowest to the highest of three estimates.



HOME VALUE

A median home costs 75% more than New Jersey's.

\$793,800

median home value in Bernardsville.

Bernardsville



\$793,800

New Jersey



\$454,400

U.S.



\$332,700

THAT WAS BERNARDSVILLE'S 2026

Every number came from a public source, with its date.

New Census data usually lands in December. The next Edition follows it.

See this Edition at almanacdata.ai/e/nj/bernardsville/

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