

# Bernards Twp.

## April 2025 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Assessment	SP:AV
1	91 Jamestown Road B15	OneFloor	1	1.0	11	\$309,000	\$309,000	\$329,000	106.47%	\$263,200	1.25
2	136 Jamestown Road	OneFloor	1	1.0	34	\$325,000	\$325,000	\$330,000	101.54%	\$278,100	1.19
3	17 Countryside Drive B9	OneFloor	1	1.0	4	\$299,000	\$299,000	\$360,000	120.40%	\$273,200	1.32
4	34 Jamestown Road B8	OneFloor	1	1.0	8	\$365,000	\$365,000	\$375,000	102.74%	\$279,700	1.34
5	3106 Hemlock Place	TwndEndUn	1	1.1	13	\$399,900	\$399,900	\$405,000	101.28%	\$379,400	1.07
6	22 Alexandria Way	OneFloor	1	1.0	8	\$375,000	\$375,000	\$425,000	113.33%	\$315,700	1.35
7	28 Valley View Drive	TwndEndUn	2	2.1	12	\$539,000	\$539,000	\$551,000	102.23%	\$467,500	1.18
8	102 Elmwood Court	TwndEndUn	2	2.1	11	\$519,000	\$519,000	\$577,000	111.18%	\$501,500	1.15
9	62 Aspen Drive	TwndEndUn	2	2.0	32	\$560,000	\$560,000	\$592,000	105.71%	\$418,800	1.41
10	117 W Oak Street	CapeCod	4	2.0	15	\$549,000	\$549,000	\$601,000	109.47%	\$442,200	1.36
11	5 Village Drive	TwndIntUn	3	2.1	16	\$609,500	\$609,500	\$609,500	100.00%	\$553,900	1.10
12	20 Dexter Drive S	TwndEndUn	2	2.1	26	\$660,000	\$630,000	\$630,000	100.00%	\$573,000	1.10
13	22 Dayton Street	Colonial	3	2.0	86	\$699,999	\$699,999	\$645,000	92.14%	\$512,400	1.26
14	51 Conkling Street	Colonial	3	1.1	23	\$680,000	\$663,000	\$650,000	98.04%	\$510,300	1.27
15	10 Nancy Lane	CapeCod	3	1.0	22	\$650,000	\$650,000	\$650,000	100.00%	\$593,600	1.10
16	31 Roberts Circle	TwndIntUn	3	3.0	14	\$699,000	\$699,000	\$725,000	103.72%	\$530,700	1.37
17	26 Mayflower Drive	TwndIntUn	3	2.1	15	\$739,000	\$739,000	\$760,000	102.84%	\$683,500	1.11
18	19 S Alward Avenue	Ranch	4	2.0	6	\$750,000	\$725,000	\$810,000	111.72%	\$584,200	1.39
19	129 Church Street	CapeCod	3	2.0	10	\$699,900	\$699,900	\$841,100	120.17%	\$605,900	1.39
20	46 Dexter Drive N	MultiFlr	3	3.1	13	\$799,999	\$799,999	\$880,000	110.00%	\$721,100	1.22

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Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Assessment	SP:AV
21	1273 Mount Airy Road	Colonial	4	2.1	19	\$985,000	\$985,000	\$970,000	98.48%	\$904,900	1.07
22	135 Spencer Road	Colonial	4	2.1	13	\$975,000	\$975,000	\$999,000	102.46%	\$1,027,400	0.97
23	110 Childs Road	Colonial	6	4.1	10	\$1,125,000	\$1,125,000	\$1,250,000	111.11%	\$1,018,800	1.23
24	7 Vanderveer Drive	Colonial	4	2.1	14	\$1,225,000	\$1,225,000	\$1,366,000	111.51%	\$1,012,200	1.35
25	11 Wellington Drive	Colonial	5	4.1	16	\$1,650,000	\$1,650,000	\$1,650,000	100.00%	\$1,300,500	1.27
26	50 Canoe Brook Lane	Colonial	5	5.1	18	\$2,195,000	\$2,195,000	\$2,125,000	96.81%	\$1,974,600	1.08
AVERAGE					18	\$745,473	\$742,704	\$773,292	105.13%		1.23

### "Active" Listings in Bernards Twp

Number of Units: 42  
 Average List Price: \$1,123,748  
 Average Days on Market: 16

### "Under Contract" Listings in Bernards Twp

Number of Units: 44  
 Average List Price: \$1,021,400  
 Average Days on Market: 25

# Bernards Twp 2025 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	21	35	49	18									27
List Price	\$690,320	\$979,767	\$666,725	\$742,704									\$749,737
Sales Price	\$730,433	\$974,295	\$715,250	\$773,292									\$780,867
SP:LP%	105.38%	100.23%	108.28%	105.13%									105.09%
SP to AV	1.26	1.18	1.30	1.23									1.24
# Units Sold	15	9	12	26									62
3 Mo Rate of Ab	0.77	1.53	2.03	2.78									1.78
Active Listings	16	27	25	42									28
Under Contracts	20	27	38	44									32

## Flashback! YTD 2024 vs YTD 2025

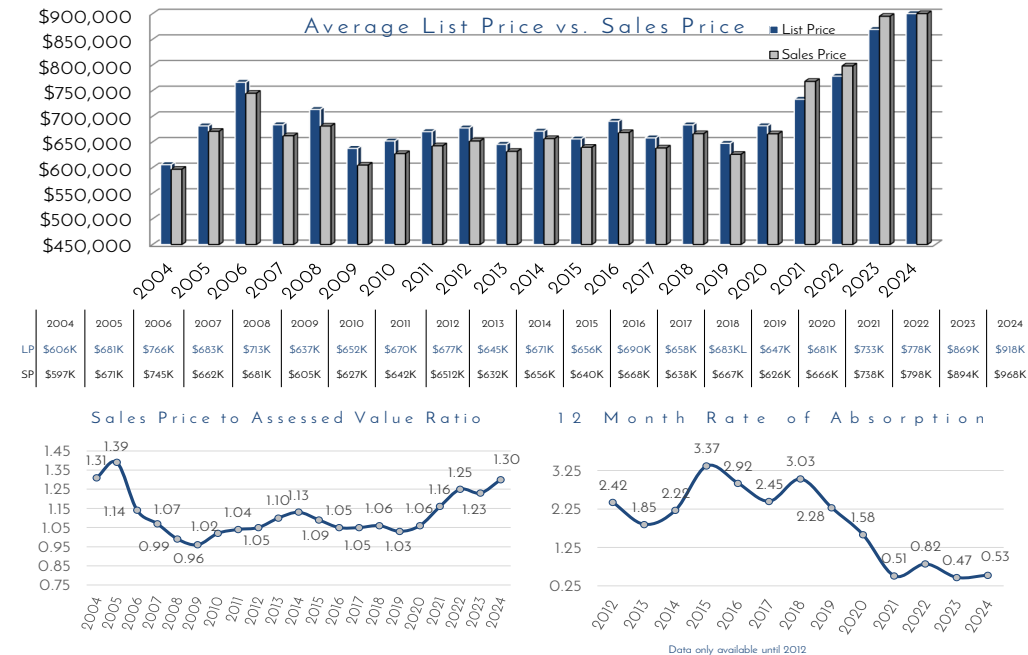
YTD	2024	2025	% Change
DOM	21	27	29.68%
Sales Price	\$867,905	\$780,867	-10.03%
LP:SP	106.50%	105.09%	-1.32%
SP:AV	1.274	1.241	-2.55%

Prominent  
Properties

**Sotheby's**  
INTERNATIONAL REALTY

YTD	2024	2025	% Change
# Units Sold	71	62	-12.68%
Rate of Ab 3 Mo	1.30	1.78	36.47%
Actives	21	28	34.15%
Under Contracts	37	32	-13.42%

## Bernards Township Yearly Market Trends



## Bernards Township Yearly Market Trends

